Instrument Prepared By:

BOOK 5122 PAGE 379

Kelley, Herbert & Crawford
3oor, L & C Tower

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP/PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
148-1-130	Mr/Mrs Benny H. Franks	Chamberlain Mortgage Co. 295 Plus Park Blvd. Nashville, Tennessee
FIELD BOOK NUMBER(S) 5DU-6522	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
		PROPERTY IS ☐ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest on a certain note dated January 31, 1973, in the original principal sum of $28,800.00, payable to Chamberlain Company, in monthly installments as set forth therein, with interest as set out in said note and being secured by a deed of trust executed by Thomas R. Bussell and wife, to Percy Wilkins, Jr., Trustee, as of record in Book 4678, page 505,

THOMAS R. BUSSELL and wife, JANE H. BUSSELL

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto BENNY H. FRANKS and wife, MARY C. FRANKS

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 249 on the Plan of Hillbrook Section IV, as of record in Book 3842, page 7, described as follows:

BEGINNING at a point in the north margin of Wallace Road, at the corner of Lots 248 and 249; thence with the line between said lots, northerly 100 feet to a point; thence easterly 120.20 feet to a point in the west margin of an unnamed 50 foot street; thence with the margin of the same, southerly 75 feet to the beginning of a curve; thence around said curve, southwestery, 39.27 feet to the margin of Wallace Road; thence with the margin of the same, westerly 95.20 feet to the point of beginning

Being the same property conveyed to Thomas R. Bussell and wife, Jane H. Bussell, by deed from John L. Walkinshaw and wife, Janine L. Walkinshaw, as of record in Book 4678, page 503.

MAR-9[illegible]	CONV	37,500.00			
MAR-9[illegible]	S'TAX		B*	97.50	
MAR-9[illegible]	PR'FEE		B*	.50	
MAR-9[illegible]	W'DEED		B*	4.00	* 102.00

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except as shown above and 1977 taxes which have been proratedand assumed by Grantees herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 7th day of March, 1977.

Thomas R. Bussell

Jane H. Bussell

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named Thomas R. Bussell and wife, Jane H. Bussell the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 7th day of March, 1977.

My commission expires: 4-23-78

Douglas A. Brace
Notary Public

NOTARY PUBLIC * DAVIDSON COUNTY

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF March 19 77

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL)

Douglas A. Brace
Notary Public

NOTARY PUBLIC * DAVIDSON COUNTY

D 92749

WARRANTY DEED

FROM

THOMAS R. BUSSELL AND WIFE

TO

BENNY H. FRANKS AND WIFE

IDENTIF. REFERENCE

MAR 9 2 53 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Floor, 3rd National Bank Bldg.
Nashville, Tennessee 37219

Return to:
14th Floor, L & C Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____
Notary Public