is Instrument Prepared By:
.VID B. HERBERT
talc-
rd
shv

Kelley, Herbert & Crawford
loor, L & C Tower
e, Tennessee 37219

BOOK 5126 PAGE 912

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
128-2-7	Mr/Mrs Jerry T. Prater	Home Federal Savings & Loan 230 4th Avenue, North Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) 8D-8374	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 108 Forrest Valley Court	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,

THOMAS C. FITZGERALD and wife, MARY SUE FITZGERALD hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JERRY TITUS PRATER and wife, SUZANNE PRATER

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. 32 on the Plan of Thousand Oaks Estates, as of record in Book 3700, pages 82 and 83.

Said Lot No. 32 fronts 160.68 feet on the northerly side of Forrest Valley Court and turn-around and runs back 431.56 feet on the westerly line and 333.92 feet on the easterly line, to a line in the rear on which it measures 137.84 feet.

Being the same property conveyed to Thomas C. Fitzgerald and wife, Mary Sue Fitzgerald, by deed from Robert A. Ochsenrider and wife, Ruth A. Ochsenrider, as of record in Book 5005, page 184.

This conveyance is made subject to restrictions in Book 4072, page 318 and Book 4056, page 371.

MAR 22	CONV	48,000.00			
MAR 22	S'TAX		B*	124.80	
MAR 22	PR'FEE		B*	.50	
MAR 22	W'DEED		B*	4.00	* 129.30

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 for 1977 taxes which have been prorated and 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 21st day of March, 1977.

Thomas C. Fitzgerald

Mary Sue Fitzgerald

Thomas C. Fitzgerald

Mary Sue Fitzgerald

BOOK 5126 PAGE 913

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 C. Fitzgerald and wife, Mary Sue Fitzgerald 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 21st 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 $ 48,000.00

X _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF March, 19 77

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

NOTARY PUBLIC DAVIDSON COUNTY

D 94952

IDENTIF. REFERENCE

MAR 22 2 56 PM '77

REGISTER
DAVIDSON CO., TENN.

WARRANTY DEED

FROM

THOMAS C. FITZGERALD AND WIFE

TO

JERRY TITUS PRATER AND WIFE

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

L# 541,0022-2 (Closing Dept.)
RETURN TO HOME FEDERAL

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

RETURN TO HOME FEDERAL