This Instrument Prepared By:
DAVID B. HERBERT

BOOK 5129 PAGE 601

Ortale, Kelley, Herbert & Crawford
23rd Floor, L & C Tower
Nashville, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
134-13-93	Blair Realtors	First & Mid South Mortgage Co. 315 Union Street Nashville, Tennessee 37201
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
5DU-11076	4816 Jeffery Drive	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 July 30, 1975, in the original principal sum of $33,000.00, payable to First & Mid South Mortgage Co., in monthly installments as set out in said note, with interest as set forth therein, and being secured by a Deed of Trust executed by John B. Pickett and wife, Charlotte A. Pickett, to Franklin Clark, Trustee, as of record in Book 4940, page 420.

JOHN B. PICKETT Jr. AND WIFE, CHARLOTTE A. PICKETT,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto BLAIR REALTORS, INC.

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. 179 on the Plan of Kenilworth Estates, Section 4, of record in Book 3300, pages 34, 35 and 36, Register's Office for said County.

Said Lot No. 179 fronts 77.7 feet on the easterly side of Jeffery Drive and runs back 172.2 feet on the northerly line and 164.5 feet on the southerly line to a rear line on which it measures 57.7 feet. Being the same property conveyed to John B. Pickett, Jr. and wife, Charlotte A. Pickett by deed from Lawrence A. Bowers and wife, Norma Jean Bowers of record in Book 4940, page 418.

This conveyance is being made subject to restrictions of record in Book 3316, page 339.

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 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 30 day of March, 1977.

John B. Pickett Jr.
JOHN B. PICKETT, JR.

Charlotte A. Pickett
CHARLOTTE A. PICKETT

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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 John B. Pickett, Jr. and wife, Charlotte A. Pickett 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 30th day of March, 1977.

My commission expires: 4-23-78

Douglas A. Brace
Notary Public

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

$ 35,594.39

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March 1977

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

D96264

WARRANTY DEED

FROM

JOHN B. PICKETT, JR. AND WIFE,

TO

CHARLOTTE A. PICKETT

BLAIR REALTORS

REFERENCE

MAR 31 8 03 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

MAR31 77	CONV	36,594.39			
MAR31 77	S'TAX		B*	92.56	
MAR31 77	PR'FEE		B*	.50	
MAR31 77	W'DEED		B*	4.00	* 97.06

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

Please Return to:
DAVID B. HERBERT
23rd 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