Kelley, Herbert & Crawford
Suite 501, 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 |
|---|---|---|
| 102-2-87 | Mr/Mrs William L. James | Mortgage Corp. of South<br>P. O. Box 10726<br>Birmingham, Alabama 35202 |
| FIELD BOOK NUMBER(S) | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) | LOAN OR ACCOUNT NO. 94084 |
| 8DA-52225 | 6605 Fleetwood Dr. | 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 reciept of which is hereby acknowledged,

ROBERT A. DURHAM and wife, DOROTHY M. DURHAM

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WILLIAM L. JAMES and wife, PRISCILLA J. JAMES

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. 63 on the Map of Horton Heights, Section X, as of record in Book 2133, page 32.

Said Lot No. 63 fronts 160 feet on the easterly side of Fleetwood Drive and extends back between lines 203 feet on the northerly line and 360 feet on the southerly line to a dead line in the rear on which it measures 224.8 feet.

Being the same property conveyedto Robert A. Durham and wife, Dorothy M. Durham, by deed from Robert Keith Jones and wife, Marjorie E. Jones, as of record in Book 3075, page 279.

This conveyance is made subject to restrictions in Book 2135, page 118.

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.

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 19t day of April , 1977.

Robert A. Durham

Robert A. Durham

Dorothy M. Durham

Dorothy M. Durham

BOOK 5139 PAGE 503

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 Robert A. Durham and wife, Dorothy M. Durham 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 19 day of April, 1977.

My commission expires: 4-23-78

Douglas A. Brace
Notary Public

DOUGLAS A. BRACE * 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 $42,500.00

William L. James
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF April 1977

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL) Douglas A. Brace Notary Public

DOUGLAS A. BRACE * NOTARY PUBLIC * DAVIDSON COUNTY

E 00346

WARRANTY DEED

FROM ROBERT A. DURHAM AND WIFE

TO WILLIAM L. JAMES AND WIFE

IDENTIF. REFERENCE

APR 25 1 48 PM '77

REGISTER DAVIDSON CO., TENN.

| | | | | | |
|---|---|---|---|---|---|
| 6257 | CONV | 42,500.00 | | | |
| 6257 | S'TAX | | B* | 110.50 | |
| 6257 | PR'FEE | | B* | .50 | |
| 6257 | W'DEED | | B* | 4.00 | * 115.00 |

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

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