Crawford

BOOK 5152 PAGE 617

WARRANTY DEED

BEAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
90-12-340	Mr/Mrs Nelson Ridley, III	Mortgage Corp. of the South Post Office Box 10726 Birmingham, Alabama 35202
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 96183
8DA-26624	576 Annex Court	PROPERTY IS XX 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) cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged; we,

CO 24,750.00	MO
WD 4.00	MS
TD	ST 64-22
CC	ST
MR	PF .50
UCC	TOTAL 68.72

CLINTON T. HOWELL, SR. AND WIFE, PEGGY H. HOWELL,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto NELSON RIDLEY, III AND WIFE, JANIS G. RIDLEY

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. 21 on the Plan of Charlotte Park Annex, as of record in Book 3700, page 49, Register's Office for said County.

Said Lot No. 21 fronts 97.07 feet on the east side of Annex Court, as measured around a slight curve, and runs back 126.4 feet on the south line and 122.84 feet on the north line to a dead line in the rear on which it measures 144 feet.

Being the same property conveyed to Clinton T. Howell, Sr. and wife, Peggy H. Howell by deed from Edward G. Soukup and wife, Margret E. Soukup of record in Book 4268, page 204, Register's Office for Davidson County, Tennessee.

This conveyance is being made subject to restrictions filed for record in Book 3963, page 586, said Register's Office.

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.

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 27th day of May, 1977.

Clinton T. Howell, Sr.
CLINTON T. HOWELL, SR.

Peggy H. Howell
PEGGY H. HOWELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, DAVID B. HERBERT, a Notary Public in and for the State and County aforesaid, personally appeared the within named Clinton T. Howell, Sr. and wife, Peggy H. Howell

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 27th day of May, 1977.

My commission expires: 7-27-77

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 $ 24,750.00

Affiant Nelson Ridley III

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF May 19 77

MY COMMISSION EXPIRES: 7-27-77 (AFFIX SEAL) Notary Public

E06141

IDENTIF. REFERENCE

MAY 31 9 47 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

CLINTON T. HOWELL, SR. AND WIFE, PEGGY H. HOWELL

TO

NELSON RIDLEY, III AND WIFE, JANIS G. RIDLEY

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

DAVID B. HERBERT
Ortale, Kelley, Herbert & Crawford
23rd Floor, L & C Tower

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