Instrument Prepared By:
HERBERT
Culley, Herbert & Crawford
Suite 1, I & 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
142-2-156 BH	Mr/Mrs Harry B. Trotter	Home Federal Savings & Loan 230 Fourth Avenue, North Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) 9D-5355	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 142 Carriage Drive	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,

ROSCOE B. SHAIN, JR., and JANICE LYNN POPE SHAIN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto HARRY B. TROTTER, JR., and wife, LINDA C. TROTTER

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. 164 on the Plan of Cross Timbers, Section 4, as of record in Book 4175, page 54.

Said Lot No. 164 fronts 110.0 feet on the southerly side of Carriage Drive and extends back 170.94 feet on the easterly line and 145.90 feet on the westerly line to a dead line in the rear, measuring 66.31 feet thereon.

Being the same property conveyed to Roscoe B. Shain, Jr., by deed from Doris June Shain, as of record in Book 4633, page 727. By amended judgment of Absolute Divorce Decree of record in Minute Book 111A, page 524, Third Circuit Court, a 1/2 undivided interest was vested in Janice Lynn Pope Shain.

Grantors acknowledge receipt of the proceeds and Janie Lynn Pope Shain acknowledges receipt of the homestead interest awarded to her all as pursuant to said Court order.

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 7th day of July, 1977.

Roscoe B. Shain, Jr.

Janice Lynn (Pope) Shain
Janice Lynn Pope Shain

BOOK 5169 PAGE 557

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, David B. Hurlbut, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Roscoe B. Shain, Jr.,

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 July, 19 77.

My commission expires: 7-27-77

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Before me, David B. Hurlbut, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Janice Lynn Pope Shain

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

Witness my hand and official seal at Nashville, Tennessee this, the 7th day of July, 19 77.

My commission expires: 7-27-77

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 40,000.00

Affiant

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

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

Notary Public

E 13745

IDENTIF. REFERENCE

JUL 11 3 03 PM '77

FEE REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

ROSCOE B. SHAIN, JR., ET AL

TO

HARRY B. TROTTER, JR., AND WIFE

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

L# 553,394-0 (Closing Dept.)
RETURN TO HOME FEDERAL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, JUL 11 77 CONV 40,000.00 a Notary Public in and for the State and County aforesaid, personally appeared JUL 11 77 STAX and JUL 11 77 PREE * 104.00 with whom I am personally acquainted, and who upon oath acknowledged JUL 11 77 WDEED * .50 to be the _____ and _____, respectively, of B* 4.00 * 108.50, 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