BOOK 5196 PAGE 503

DAVID B. HERBERT
Ortale, Kelley, Herbert & Crawford
23rd Floor, L & C Tower
Nashville, Tennessee 37219

WARRANTY DEED

BEAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
53-3-218	Anne L. Hayes 1311 Overton Street Old Hickory, Tenn. 37138	New Owner
FIELD BOOK NUMBER(S) 4D-44965	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 1311 Overton Street	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) cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged; I,

SEP 14 E	CONV	28,900.00			
SEP 14 E	S'TAX		B*	75.14	
SEP 14 E	PR'FEE		B*	.50	
SEP 14 E	W'DEED		B*	4.00	* 79.64

ELIZABETH C. SINNESS, a widow,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ANNE L. HAYES, a widow

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. 142 on the Plan of Section "B", Village of Old Hickory, as of record in Book 1424, page 67, Register's Office for said County.

Said Lot 142 is described as beginning at a point on the easterly margin of Overton Street, at the common corner of Lots 141 and 142; thence with the line between said lots, easterly 87.1 feet to a point in the line of Lot 136; thence with the line between Lots 136 and 142, southerly 57.4 feet to the north margin of Fourteenth Street; thence with the margin of the same, westerly 77.9 feet to the beginning of a curve; thence along said curve, northwesterly 15.7 feet to a point on the easterly margin of Overton Street; thence with the margin of the same, northerly 47.6 feet to the beginning.

Being the same property conveyed to Norman S. Sinness and wife, Elizabeth C. Sinness, by deed from Graham Norris Lowdon and wife, Dorothy S. Lowden, of record in Book 2199, page 8, said Register's Office, the said Norman S. Sinness having since died.

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 17th day of May, 1977

Elizabeth C. Sinness
ELIZABETH C. SINNESS

By: Anne C. Sinness
Anne C. Sinness, Attorney-in-Fact for Elizabeth C. Sinness by Power of Attorney being recorded simultaneously herewit

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STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF ~~DAVIDSON~~)

On this 17th day of May, 1977, before me personally appeared Anne C. Sinness, to me known to be the person who executed the foregoing instrument for the purposes therein contained and who executed the foregoing instrument in behalf of Elizabeth C. Sinness, and acknowledged that she executed the same as the free act and deed of the said Elizabeth C. Sinness.

Witness my hand and official seal at Wheatridge, Colorado.

Joan K. Strausheim
Notary Public

My Commission Expires: 3-12-79

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

$ 28,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF Sept. 1977

MY COMMISSION EXPIRES: 8-20-78 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

ELIZABETH C. SINNESS, a widow

TO

ANNE L. HAYES, a widow

E 25883

IDENTIF. REFERENCE

SEP. 14 1 19 PM '77

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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