Prepared By:

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
118-11-156	Virginia Y. Walton 1739 Hillmont Drive Nashville, TN. 37215	New Owners BOOK 5196 PAGE 911
FIELD BOOK NUMBER(S) BH-3315	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 410 East Iris 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, 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 October 28, 1974, in the original principal sum of $14,000. 00, payable to Carrie E. Courtenay, in monthly installments as set out in said note, with interest as set out therein, and being secured by a deed of trust executed by Jerry Blair and Bernard Sanderson, to David B. Herbert, Trustee as of record in Book 4865, page 335,

JERRY BLAIR and wife, JOY S. BLAIR, and BERNARD SANDERSON AND WIFE, DOROTHY SANDERSON

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto VIRGINIA Y. WALTON

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. 6 of Block "I" on the Map of Berry Hill Gardens, as of record in Book 1130, page 36.

Said Lot No. 6 fronts 65 feet on the east side of East Iris Drive and runs back between parallel lines, 139.75 feet to a dead line.

Being the same property conveyed to Jerry Blair and Bernard Sanderson, by deed from Carrie E. Courtenay, as of record in Book 4865, page 333.

SEP 15 77	CONV	21,000.00			
SEP 15 77	S'TAX		B*	54.60	
SEP 15 77	PR'FEE		B*	.50	
SEP 15 77	W'DEED		B*	4.00	* 59.10

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 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 8th day of September, 1977.

Bernard Sanderson

Dorothy Sanderson

Jerry W. Blair

Joy S. Blair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5196 PAGE 912

Before me, Dorothy M. Bass, a Notary Public in and for the State and County aforesaid, personally appeared the within named Jerry W. Blair and Joy S. Blair

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 8 day of September, 1977.

Dorothy M. Bass
Notary Public

My commission expires:
2-7-81

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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

Witness my hand and official seal at Nashville, Tennessee, this, the 8th day of September, 1977.

David B. Herbert
Notary Public

My commission expires: ~~8-20-78~~ 7/27/81

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $21,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF September 1977

MY COMMISSION EXPIRES 8-20-78 (AFFIX SEAL)

Mary Ann Kelly
Notary Public

WARRANTY DEED

FROM
BERNARD SANDERSON AND WIFE,
ET AL

TO
VIRGINIA Y. WALTON

E 26053

IDENTIF. REFERENCE

SEP 15 9 34 AM '77

FELIX ... 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
... & C Tower
37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ruth C. Stephens, a Notary Public in and for the State and County aforesaid, personally appeared the within named Dorothy Sanderson

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 8th day of September, 1977.

Ruth C. Stephens
Notary Public

My commission expires: