Instrument Prepared By:
H. HERBERT
Bailey, Herbert & Crawford
1600 L & C Tower
Nashville, Tennessee 37219

BOOK 5209 PAGE 816

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
9-63.1	Mr/Mrs Chas. S. Pavlu	Guaranty Mortgage Co. First American Center Nashville, TN. 37238
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 23286
14D-29125	Ridgewood Drive	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 February 11, 1966, in the original principal sum of $16,900.00, payable to Guaranty Mortgage Company of Nashville, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Charles E. Martin and wife, to Herschel Greer, Trustee, as of record in Book 3987, page 782,

CHARLES E. MARTIN and wife, FRANCES B. MARTIN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CHARLES S. PAVLU and wife, MRYA LYNNE PAVLU

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 in the 14th Civil District of said County, described according to a survey made by Steve Draper, May 10, 1963, as follows:

BEGINNING at a point in the center of Ridgewood Drive at the intersection of the northern boundary line of the Wilkerson property and the center of said Drive; thence south 82 degrees east 425 feet; thence north 4 degrees east 750 feet; thence southwestwardly 758 feet to the center of said Drive; thence with same southeastwardly 278 feet to the beginning, containing 6 acres, more or less.

Being the same property conveyed to Charles E. Martin and wife, Frances B. Martin, by deed from Georgia A. Colebrook, as of record in Book 3571, page 108.

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 14th day of October, 1977.

Charles E. Martin

Frances B. Martin

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 Charles E. Martin and wife, Frances B. Martin 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 14 day of October, 1977.

My commission expires: 4-23-78

Douglas A. Brace
Notary Public

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 $53,273.71

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF October 77

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL) Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM CHARLES E. MARTIN AND WIFE

TO CHARLES S. PAVLU AND WIFE

E 31505

OCT 17 2 30 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

OCT 17 77	CONV	53,273.71			
OCT 17 77	S'TAX		B*	138.58	
OCT 17 77	PR'FEE		B*	.50	
OCT 17 77	W'DEED		B*	4.00	* 143.08

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty 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