BOOK 5251 PAGE 354

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
102-7-73	Sandra Marie Basil	Fidelity Federal S & L Association 4th and Union Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) 8D-8706	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 6531 Upton Lane	LOAN OR ACCOUNT NO. 361659-3 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, a receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantee herein to pay, the principal balance now due, plus future interest, on a certain note dated November 8, 1968, in the original principal sum of $16,700.00, payable to Fidelity Federal Savings & Loan Association, 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 James Ronald Hart and wife, Paulette C. Hart to Vaden Lackey, Jr., Trustee, as of record in Book 4285, Page 208,

JAMES RONALD HART and wife, PAULETTE C. HART

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto SANDRA MARIE BASIL

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. 67 on the Plan of Charlotte Park, Section 26-B, as of record in Book 3842, Page 203, Register's Office for Davidson County, Tennessee.

SAID Lot No. 67 fronts 100.10 feet along the curve of the southerly margin of Upton Lane and extends back 200.21 feet on the westerly line and 198.14 feet on the easterly line to a line in the rear on which it measures 9.07 feet.

BEING the same property conveyed to James Ronald Hart and wife, Paulette C. Hart, by deed from Reynold Bubis, Trustee, of record in Book 4285, Page 206, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to restrictions of record in Book 4235, Page 149, Register's Office for Davidson County, Tennessee, and any existing easements of record.

FEB-9	CONV	37,500.00			
FEB-9 S'TAX			B*	97.50	
FEB-9 PR'FEE			B*	.50	
FEB-9	W'DEED		B*	4.00	* 102.00

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 8th day of February, 19 78

Paulette C. Hart
Paulette C. Hart

James Ronald Hart
James Ronald Hart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared the within named James Ronald Hart and wife, Paulette C. Hart 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 8th day of February, 1978.

My commission expires: 4-23-78

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 $37,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF February 1978

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

WARRANTY DEED

FROM
JAMES RONALD HART et ux.

TO
SANDRA MARIE BASIL

E 4987.3

IDENTIF. REFERENCE

FEB 9 2 15 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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