WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
116-16-15	Mr/Mrs Thomas A. Allen	New Owner
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
7DA-33355	4021 Dorcas Court	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,

FEB27'78	CONV	50,000.00			
FEB27'78	S'TAX		B*	130.00	
FEB27'78	PR'FEE		B*	.50	
FEB27'78	W'DEED		B*	4.00	* 134.50

SAMUEL W. CHOPPIN and wife, JAMIE P.CHOPPIN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto THOMAS A. ALLEN and wife, RUTH S. ALLEN

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. 10 on the Map of Evergreen Heights, Part Two, as of record in Book 1835, page 19, described as follows:

BEGINNING at a point on the westerly margin of Dorcas Drive, at the corner of Lots 10 and 11; thence with the line between said lots, southwesterly 171.5 feet to a corner of Lot 9; thence with the line between Lots 9 and 10, southeasterly 156.1 feet to a point in the northerly margin of Dorcas Court; thence with the margin of said Court, easterly, along a curve, 33 feet to a concrete monument and continuing with the margin of the same, along another curve, northeasterly 17.45 feet to another concrete monument, and continuing with the margin of said Court, northeasterly 99.6 feet to a concrete monument at the beginning of a curve; thence with said curve, northerly 28.6 feet to a concrete monument in the westerly margin of Dorcas Drive; thence with the margin of the same, northwesterly 90 feet to the beginning.

Being the same property conveyed to Samuel W. Choppin and wife, Jamie P. Choppin, by deed from Mary Blanche Wright, unmarried, as of record in Book 4898, page 464.

This instrument prepared by Douglas A. Brace, Attorney-at-Law, 23rd Flr., L & C Tower, Nashville, Tennessee, upon information furnished by the parties herein.

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 24 day of February, 1978.

Samuel W. Choppin

Jamie P. Choppin

STATE OF TENNESSEE

BOOK 5256 PAGE 875

COUNTY OF DAVIDSON

Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named Samuel W. Choppin and wife, Jamie P. Choppin 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 24 day of February, 1978.

My commission expires: 4-23-78

Douglas A. Brace
Notary Public

DOUGLAS A. BRACE 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 they 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

$ 50,000.00

Thomas A. Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF February, 1978

MY COMMISSION EXPIRES: 4/23/78
(AFFIX SEAL)

Douglas A. Brace
Notary Public

NOTARY PUBLIC DAVIDSON CO

WARRANTY DEED

FROM

SAMUEL W. CHOPPIN AND WIFE

TO

THOMAS A. ALLEN AND WIFE

E 52289

IDENTIF. REFERENCE

FEB 27 10 59 AH '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Prepared by:

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