This Instrument Prepared By:
DAVID B. HERBERT
Waller, Kelley, Herbert & Crawford
3rd Floor, L & C Tower
Nashville, Tennessee 37219

BOOK 5283 PAGE 852

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
142-15-76	Mr/Mrs Michael Perkins	First Federal Savings & Loan Fourth & Union Nashville, TN. 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 09351383
9D-2867	700 Harpeth Parkway West	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 21, 1976, in the original principal sum of $39,900.00, payable to First 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 executec by Ned H. Bade and wife, Janet P. Bade to T. I. Holman, Jr., Trustee, as of record in Book 5080, page 890,

NED H. BADE and wife JANET P. BADE

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MICHAEL R. PERKINS and wife, JUDY PERKINS and JAMES M. GUNTER

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. 37 on the Plan of Harpeth Valley Park Subdivision Section I, as of record in Book 3600, page 93.

Said Lot No. 37 fronts 50 feet on the easterly side of Harpeth Parkway West and runs back between lines, 229.6 feet on the northerly line and 184.7 feet on the southerly line, to a broken line in the rear on which it measures 320.1 feet.

Being the same property conveyed to Ned H. Bade and wife, Janet P. Bade, by deed from Dr. Kazuo Murakami and wife, Yuriko Murakami, as of record in Book 5080, page 888, said Register's Office.

This conveyance is made subject to restrictions of record in Book 3857, page 858.

MAY 10 80	CONV	48,005.00			
MAY 10 80	S'TAX		B*	124.80	
MAY 10 80	PR'FEE		B*	.50	
MAY 10 80	W'DEED		B*	4.00	* 129.30

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 1978 taxes which Grantees assume and agree to pay.

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 10th day of May, 1978.

Ned H. Bade

Janet P. Bade

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 Ned H. Bade and wife, Janet P. Bade 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 10th day of May, 1978.

My commission expires: 7-27-81

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 $48,005.06

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF May, 1978

MY COMMISSION EXPIRES: 7-27-81 (AFFIX SEAL)

Notary Public

E64626

IDENTIF. REFERENCE

MAY 10 2 52 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
NED H. BADE AND WIFE

TO
MICHAEL PERKINS AND WIFE, ET AL

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