This Instrument Prepared By:
DAVID R. HERBERT

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Cole, Kelley, Herbert & Crawford
3rd Floor, L & C Tower

# WARRANTY DEED

REAU E. FOLK, JR. FORM

| MAP-PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| 91-7-259 | Joe Daniel Green<br>Glenda J. Green | Mercantile Mortgage Company<br>P. O. Box 14569<br>St. Louis, Missouri 63178 |
| FIELD BOOK NUMBER(S) | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) | LOAN OR ACCOUNT NO. |
| 12W-1425 | 4706 Michigan Avenue | 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,

JUN-6 78 CONV 24,000.00
JUN-6 78 S'TAX B* 62.40
JUN-6 78 PR'FEE B* .50
JUN-6 78 W'DEED B* 4.00 * 66.90

Billy R. Sanders and wife, Addie Lee Sanders

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Joe Daniel Green and wife, Glenda J. Green

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. 24 on the Plan of the Subdivision of the Lockhart Property, not of record, and described according to a survey made by S. R. Sanford, Civil Engineer, December 14, 1932, as follows:

BEGINNING on the northerly margin of Michigan Avenue, 210 feet east of the easterly margin of 48th Avenue, North, being the corner of Lots Nos. 24 and 25; thence with the line between said two lots, northwardly 155 feet to the southerly margin of an alley; thence with the same, eastwardly 50 feet to the corenr of Lots Nos. 23 and 24; thence with the line between said two lots, southwardly 155 feet to the northerly margin of Michigan Avenue; thence with the same, westwardly 50 feet to the beginning.

BEING the same property conveyed to Billy R. Sanders and wfie, Addie Lee Sanders by deed from Afif Srouji, Trustee, of record in Book 4468, Page 541, Register's Office for Davidson County, Tennessee.

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 taxes for the current year which have been prorated and assumed by Grantee herein.

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 2nd day of June, 19 78.

Billy R. Sanders
Billy R. Sanders

Addie Lee Sanders
Addie Lee Sanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Billy R. Sanders and wife, Addie Lee Sanders

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 2nd day of June, 19 78.

Notary Public

My commission expires: 4-13-79

JERRY W. BLAIR NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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____.

Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 24,000.00 — X Joe Daniel Green
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF June, 19 78

MY COMMISSION EXPIRES: 4-13-79 (AFFIX SEAL) — Notary Public

JERRY W. BLAIR NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

Billy R. Sanders

Addie Lee Sanders

TO

Joe Daniel Green

Glenda J. Green

E 69283

IDENTIF. REFERENCE

JUN 6 9 30 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

ORTALE, KELLEY, HERBERT & CRAWFORD

Nashville, Tennessee

Send return to

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____.

Notary Public

My commission expires: