Instrument Prepared By:
ID R. HERBERT
Kelley, Herbert & Crawford
Floor, L & C Tower
nville, Tennessee 37219

BOOK 5315 PAGE 411

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
49-102-8	Mr/Mrs Sam Letsinger	Fidelity Federal Savings & Loan Fourth & Union Nashville, TN. 37219
FIELD BOOK NUMBER(S) 8DA - 48975	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 826 Hillwood	LOAN OR ACCOUNT NO. 110537-2 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 December 5, 1975, in the original principal sum of $24,000.00, 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 L. D. Fish and wife, to Vaden Lackey Jr., Trustee, as of record in Book4977, page 115,

L. D. FISH and wife, DOROTHY FAYE FISH

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto SAM LETSINGER and wife, LEE LETSINGER

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. 58 on the Plan of Horton Heights, Section VII, as of record in Book 2133, page 25.

Said Lot No. 58 fronts 85 feet on the northeasterly side of Hillwood Boulevard and extends back between lines 261 feet on the southeasterly line and 262 feet on the northwesterly line to a dead line in the rear on which it measures 85 feet.

Being the same property conveyed to L. D. Fish and wife, Dorothy Faye Fish, by deed from Crutis B. Freed and wife, Shirley E. Freed, as of record in Book 4977, page 113.

This conveyance is made subject to restrictions of record in Book 2106, page 178.

JUL 25 78	CONV	47,900.00			
JUL 25 78	S'TAX		B*	124.54	
JUL 25 78	PR'FEE		B*	.50	
JUL 25 78	W'DEED		B*	4.00	* 129.04

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 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 20th day of July, 1978.

L. D. Fish

Dorothy Faye Fish

BOOK 5315 PAGE 412

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 L. D. Fish and wife, Dorothy Faye Fish 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 20 day of July, 1978.

Notary Public

My commission expires: 4-18-82

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 $47,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF July, 78

MY COMMISSION EXPIRES: 4-18-82 (AFFIX SEAL) Notary Public

E 7.8609

WARRANTY DEED

FROM

L. D. FISH AND WIFE

TO

SAM LETSINGER AND WIFE

IDENTIF. REFERENCE

JUL 25 8 51 AM '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