This instrument Prepared By:
DAVID B. HERBERT
~~Ortale, Kelley, Herbert & Crawford~~
23rd Floor, L & C Tower
Nashville, Tennessee 37219

BOOK 5383 PAGE 790

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
145-58-189	Bailey G. Heflin, Jr.	Mercantile Mortgage Company P. O. Box 14569 St. Louis, Mo. 63178
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
9D-22820	300 Bellevue Road	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 November 8, 1978, in the original principal sum of $42,750.00, payable to Mercantile Mortgage Company, 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 Len E. Foster and wife, Diane Y. Foster, to James R. Bellar, Trustee, as of record in Book 5361, page 512,

LEN E. FOSTER and wife, DIANE Y. FOSTER hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto BAILEY G. HEFLIN, JR.

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 in the 9th Civil District of said County, described according to a survey made by Robert M. Dishner, dated Oct. 20, 1973 and John Kohl, dated Oct. 30, 1978, as follows:

BEGINNING at a point in the southerly margin of Bellevue Road at the southeast corner of the H. O. Lampley property, as of record in Book 1491, page 508; thence north 20 degrees 41 minutes east 241.9 feet to an iron pin; thence south 71 degrees 55 minutes east 155.3 feet to an iron pin; thence south 23 degrees 33 minutes west 237.2 feet to an iron pin in the southerly margin of Bellevue Road; thence north 74 degrees 06 minutes west 143.7 feet to the point of beginning, containing 0.8 acres, more or less.

Being the same property conveyed to Len E. Foster and wife, Diane Y. Foster, by deed from Michael W. Ellis and wife, Linda J. Ellis, as of record in Book 5361, page 512.

JAN 10 79	CONV	50,709.22			
JAN 10 79	S'TAX		B*	131.82	
JAN 10 79	PR'FEE		B*	.50	
JAN 10 79	W'DEED		B*	4.00	* 136.32

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

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 11th day of December, 19 78

Len E. Foster
Len E. Foster

Diane Y. Foster
Diane Y. Foster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5383 PAGE 791

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Len E. Foster and wife, Diane Y. Foster 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 11th day of December, 1978.

My commission expires: 4-18-82

Mary Ann Kelley
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

$ 50,709.22

X Bailey G. Heflin Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF January 1979

MY COMMISSION EXPIRES 4-18-82 (AFFIX SEAL)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

F-08933

IDENTIF. REFERENCE

JAN 10 2 58 PM '79

FELIX Z. ROLLINS REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
LEN E. FOSTER et ux.

TO
BAILEY G. HEFLIN, JR.

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