WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
83-7-48	Blair Realtors 6010 Charlotte Avenue Nashville, TN. 37209	Mortgage Corp. of the South P. O. Box 10726 Birmingham, Alabama, 35202
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 98656
27W-16705	810 Powers 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, 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 September 22, 1977, in the original principal sum of $22,500.00, payable to Mortgage Corporation of the South, 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 James A. Champion Unmarried, to Lawrence Z. Crockett, Trustee, as of record in Book 5201, page 560,

JAMES A. CHAMPION, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto BLAIR REALTORS, INC.

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. 20 on the Plan of the Subdivision of the Robert E. Power Lands, as of record in Book 421, page 56.

Said Lot No. 20 fronts 50 feet on the easterly side of Powers Avenue and runs back between parallel lines, 154 feet to an alley.

Being the same property conveyed to James A. Champion, by deed from Beverly C. Cartwright, as of record in Book 5201, page 558.

JAN22	CONV	26,284.68			
JAN22 S'TAX			B*	68.38	
JAN22 PR'FEE			B*	.50	
JAN22	W'DEED		B*	4.00	* 72.88

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 1979 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 18th day of January, 19 79

James A. Champion

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5387 PAGE 684

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named James A. Champion, unmarried the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 18th day of January, 19 79.

My commission expires: 7-18-82

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 $26,284.68

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF January 19 79

MY COMMISSION EXPIRES: 7-18-82 (AFFIX SEAL)

Notary Public

F. I. 0 6 9 4.

IDENTIF. REFERENCE

JAN 22 2 03 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

JAMES A. CHAMPION,

Unmarried

TO

BLAIR REALTORS, INC.

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