WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
102-4-117	Mr/Mrs Robert H. Fults	Home Federal Savings & Loan 230 Fourth Avenue, North Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 05-633-7
8DA-33120	6457 Thunderbird Drive	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 that the grantees herein assume and agree to pay the remaining unpaid balance plus future interest on a certain note dated November 19, 1973, in the original principal sum of $25,200.00, payable to Home Federal Savings & Loan Association, according to the terms and conditions thereof, and secured by a deed of trust executed by William H. Dennis and wife, Beverly S. Dennis to Attorneys Title Company, Inc., Trustee, as of record in Book 4766, page 916,

GARY K. HARGIS and wife, JANICE S. HARGIS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ROBERT H. FULTS and wife, GRETCHEN A. FULTS

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. 1105 on the Map of Charlotte Park, Section 19, as of record in Book 3600, page 83.

Said Lot No. 1105 fronts 75.00 feet on the southeasterly side of Thunderbird Drive and extends back 242.20 feet on the northeasterly line and 207.60 feet on the southwesterly line, to a line in the rear on which it measures 92.80 feet.

Being the same property conveyed to Gary K. Hargis and wife, Janice S. Hargis, by deed from William H. Dennis and wife, Beverly S. Dennis, as of record in Book 4978, page 283.

This conveyance is made subject to restrictions of record in Book 3821, page 339.

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 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 2nd day of April, 1979.

Gary K. Hargis

Gary K. Hargis

Janice S. Hargis

Janice S. Hargis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5414 PAGE 679

Before me, ~~the undersigned~~, a Notary Public in and for the State and County aforesaid, personally appeared the within named Gary K. Hargis and wife, Janice S. Hargis 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 April, 19 79.

My commission expires: 4-18-82

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

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 $ 58,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF April 19 79

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

NOTARY PUBLIC DAVIDSON COUNTY

F. 2. 1. 9 2 2.

T

IDENTIF. REFERENCE

APR 3 2 50 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

GARY K. HARGIS AND WIFE

TO

ROBERT H. FULTS AND WIFE

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

CHECK 5.00 5413 3215

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5414 PAGE 680

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			58000.00-	CO
			150.80	CO TX
			.50	PRFEE
			4.00	WDEED
			CHECK	155.30-
3202	04/03/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 2. 1. 9 2 2.

T
IDENTIF. REFERENCE

APR 3 2 50 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 674658