Instrument Prepared By:

BOOK 5439 PAGE 608

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
117-4-74	Mr. Jeffrey Silbar, et al	Third National Mortgage Company P.O. Box 2628 Nashville, Tenn. 37219
FIELD BOOK NUMBER(S) 24W-12530	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 1711 Sweetbriar Avenue	LOAN OR ACCOUNT NO.
		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,

JOHN C. BOYLIN and wife, EVELYN N. BOYLIN; MARGARET B. SANDERS and husband, EDWARD K. SANDERS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JEFFREY A. SILBAR and JOHN SAMUEL LORBER and wife, JOAN LORBER

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 the easterly half of Lot No. 261 Belmont Land Company's Plan of Lots, called "Belmont Heights", as of record in Book 421, page 34.

Said part of Lot No. 261 fronts 50 feet on the southerly side of Sweetbriar Avenue and runs back between parallel lines, 175 feet to an alley.

Being property devised to Margaret B. Sanders and John C. Boylin as devisees under the will of Virginia Jackson Boylin, as of record in Will Book_____, page_____.

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.

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 10th day of May, 19 79

John C. Boylin
John C. Boylin

Evelyn N. Boylin
Evelyn N. Boylin

Margaret B. Sanders
Margaret B. Sanders

Edward K. Sanders
Edward K. Sanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5439 PAGE 609

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

John C. Boylin and wife, Evelyn N. Boylin

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 21st day of May, 1979.

My commission expires: 7-27-81

Notary Public

STATE OF South Carolina
COUNTY OF Charleston

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

Edward K. Sanders and wife, Margaret B. 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 _____, this, the 14 day of May, 1979.

Lois B. Dans
My commission expires: Notary Public, South Carolina State at Large
My Commission Expires May 14, 1981

Lois B. Sanders
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May, 1979.

MY COMMISSION EXPIRES: 7-27-81 (AFFIX SEAL)

Notary Public

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM
JOHN C. BOYLIN AND WIFE, ET AL

TO
JEFFREY A. SILBAR, ET AL

F 30823

IDENTIF. REFERENCE

MAY 23 2 28 PM '79

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

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

BOOK 5439 PAGE 610

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

47500.00- CO
123.50 CO TX
.50 PRFEE
4.00 WDEED
CHECK 128.00-
4671A05/23/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 30823

IDENTIF. REFERENCE

MAY 23 2 29 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 685749