Gray, Herbert & Crawford
to, L. P. C. Foster

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
91-11-210	Town & Country Realtors, Inc 3815 Cleghorn Avenue Nashville, TN.	New Owner BOOK 5535 PAGE 5
FIELD BOOK NUMBER(S) 12W-10245	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 5111 Indiana 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,

MAGGIE L. DURHAM and DOROTHY D. FOSTER, Unmarried Persons

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto TOWN & COUNTRY 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 the westerly 15 feet of Lot No. 1018 and all of Lots 1020, 1022, and 1024 of Block No. 159, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75.

Said part of Lot No. 1018, and all of Lots 1020, 1022 and 1024 front together 100 feet on the southerly side of Indiana Avenue and run back between parallel lines, with the easterly margin of 52nd Avenue, North, formerly 11th Street, 150 feet to an alley.

Being the same property conveyed to Luther T. Durham and wife, Maggie L. Durham, by deed from John F. Callis, Jr., and wife, Mary Deane Weedy Callis, as of record in Book 1540, page 55[illegible], the said Luther T. Durham having since died. Maggie L. Durham deeded to Maggie L. Durham and Dorothy D. Foster, by deed of record in Book 5087, page 344.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 20th day of November, 1979.

Maggie L. Durham

Dorothy D. Foster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5535 PAGE 6

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

Maggie L. Durham and Dorothy D. Foster, unmarried persons

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 November, 19 79.

My commission expires: 4-18-82

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

$ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF November 19 79

MY COMMISSION EXPIRES 4-18-82

(AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

MAGGIE L. DURHAM AND

DOROTHY D. FOSTER

TO

TOWN & COUNTRY REALTORS,

INC.

F 6 4 8 3 3

IDENTIF. REFERENCE

Nov 26 11 12 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

7519 11/26 110.50- CHECK

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

RECEIVED OF _____ BOOK 5535 PAGE 7

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			40000.00- CO 104.00 CO TX .50 PRFEE 6.00 WDEED CHECK 110.50- 7519A11/26/79 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 64833

IDENTIF. REFERENCE

Nov 26 11 12 AM '79

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 727347