Instrument prepared by:

[illegible], Kennon & Crawford
[illegible] Floor, L & C Tower

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
131-2-4	Ms. Theresa C. Powell	New Owner BOOK 5535 PAGE 8
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
7DA-79228	2116 Hobbs House M-5	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 E. PROCTER and wife, CHRISTINE S. PROCTER

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto THERESA C. POWELL

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 Unit No. M-5 in a Horizontal Property Regime located on the Plat of Hobbs House Condominium Apartments, as of record in Book 4595, page 74, as amended in Book 5200, page 54.

Being the same property conveyed to John E. Procter, by deed from Andrews Properties, Inc., as of record in Book 5312, page 131.

This conveyance is made subject to the following:

1. Provisions of Tennessee Code Annotated Section 64-2701, et seq.

2. Conditions, restrictions, options, encumbrances, liens, assessments and undertakings contained in the Master Deed and By-Laws for the Hobbs House Condominium Apartments, recorded in Book 5289, page 515, as amended in Book 5293, page 512 and Book 5292, page 958, Register's Office for Davidson County, Tennessee.

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.

John E. Procter

Christine S. Procter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5535 PAGE 9

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named John E. Procter and wife, Christine S. Procter 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, 1979.

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

$ 38,500.00

Theresa C. Powell
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

F 64834

WARRANTY DEED

FROM

JOHN E. PROCTER

AND WIFE

TO

THERESA C. POWELL

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

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

11/26 1088 JJR

7500

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5535 PAGE 10

RECEIVED OF _____

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

38500.00- CO
100.10 CO TX
.50 PRFEE
6.00 WDEED
CHECK 106.60-
7520A 11/26/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F64834

IDENTIF. REFERENCE

Nov 26 11 12 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 727348