BOOK 5623 PAGE 678

This Instrument Prepared By:
AVID B. HERBERT
Kelley, Herbert & Crawford
3rd Floor, L & C Tower
Nashville, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP, PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
128-2-23	Eric Klotz Holly E. Brinson	Churchill Mortgage Corp. 5775 C Peachtree -Dunwoody Rd. Suite 300 Atlanta, Georgia 30342
FIELD BOOK NUMBER(S) 8D-8296	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 326 Forrest Valley Dr.	LOAN OR ACCOUNT NO. 60029212 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 March 25, 1976, in the original principal sum of $42,900.00, payable according to the terms and conditions thereof, with interest as set forth therein, and being secured by a deed of trust executed by Earl Miles Erb and wife, Marcy Lynn Erb, to David L. Shirmeyer, Trustee, as of record in Book 5009, page 580. The grantees further hereby assumes the obligations of Earl Miles Erb and wife, Marcy Lynn Erb under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

EARL MILES ERB and wife, MARCY LYNN ERB

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ERIC KLOTZ and HOLLY E. BRINSON

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. 16 on the Plan of Thousand Oaks Estates, as of record in Book 3700, pages 82 and 83.

Said Lot No. 16 fronts 114 feet on the easterly side of Forrest Valley Drive and extends back 444.09 feet on the northerly line and 450.29 feet on the southerly line, to a dead line measuring 114.16 feet thereon.

Being the same property conveyed to Earl Miles Erb and wife, Marcy Lynn Erb, by deed from Larry G. Vance and wife, Carol C. Vance, as of record in B-ok 5009, page 578.

This conveyance is made subject to restrictions of record in Book 4056, page 371.

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 1980 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 16th day of July, 1980

Earl Miles Erb

Marcy Lynn Erb

BOOK 5625 PAGE 679

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Earl Miles Erb and wife, Marcy Lynn Erb 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 16 day of July, 1980.

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

$ 67,374.14

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF July 1980

MY COMMISSION EXPIRES: 7-18-82

(AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

EARL M. ERB AND WIFE

TO

ERIC KLOTZ AND HOLLY E. BRINSON

F. 97980

IDENTIF. REFERENCE

JUL 17 11 01 AM '80

FELIX Z. WILSON JR 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 5625 PAGE 680

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
			67374.14- CO	
			175.24 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	181.74-
0083A07/17/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.97980

T
IDENTIF. REFERENCE

JUL 17 11 01 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 768357