2023 12/24 125.32- CHECK

WARRANTY DEED

BOOK 5694 PAGE 85

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,670.63

Lester T Box
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF DEC 19 80

Notary Public

MY COMMISSION EXPIRES: 4-17-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LESTER T. BOX (NAME)	SAME (NAME)	53-3
104 AZALEA LANE (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 105
FRANKLIN TENN. 37064 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, GEORGE L. THOMAS, III AND WIFE, DORA P. THOMAS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LESTER T. BOX AND WIFE, ANITA G. BOX

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND IN THE FOURTH CIVIL DISTRICT:

BEING LOT NO. 129, SECTION "C", VILLAGE OF OLD HICKORY, AS SHOWN ON PLAN RECORDED JULY 16, 1948, BOOK 1424, PAGE 66, IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; FRONTING 79.0 FEET ON BERRY STREET, CONTAINING 0.12 ACRES, MORE OR LESS;

SUBJECT TO AND/OR RESERVING ONE (1) PERMANENT EASEMENT ELEVEN (I1) FEET WIDE, MORE OR LESS, FOR UTILITIES, TOGETHER WITH ALL RIGHTS IN CONNECTION WITH SAID EASEMENT, INCLUDING THE INGRESS AND EGRESS OVER THE PROPERTY HEREIN CONVEYED FOR SERVICING EASEMENT, ALL AS SHOWN ON SAID RECORDED PLAN, WHICH IS MADE A PART OF THIS DESCRIPTION BY REFERENCE THERETO.

BEING THE SAME PROPERTY CONVEYED TO GEORGE L. THOMAS, III AND WIFE, DORA P. THOMAS BY DEED FROM GEORGE R. WAUFORD AND MOTHER, THERESA N. WAUFORD, AS OF RECORD IN BOOK 5674, PAGE 233, SAID REGISTER'S OFFICE.

This is unimproved ( ) improved (X) property, known as 1401 AND 1403 BERRY STREET, OLD HICKORY, TN. 37138
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness OUR hand S this 22 day of DECEMBER, 19 80

GEORGE L. THOMAS, III

DORA P. THOMAS

BOOK 5694 PAGE 86

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named GEORGE L. THOMAS, III AND WIFE, DORA P. THOMAS

the bargainors, 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 17th day of DECEMBER, 1980

Commission Expires 4-17-83

Notary Public

STATE OF
County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and , with whom I am personally acquainted and who upon { his oath / their several oaths } acknowledged { himself / themselves } to be the and respectively of the the within named bargainor, a corporation, and that { he / they } as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such

WITNESS my hand and official seal at office at on this the day of , 19

My commission expires

Notary Public

G 23245

IDENTIF. REFERENCE

DEC 24 12 59 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

TO

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Liberty of Selma

Compliments of

Title Associates, Inc.

REPRESENTING

U.S.LIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5694 PAGE 87

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

45670.63- CO
118.82 CO TX
.50 PRFEE
6.00 WDEED
CHECK 125.32-
2023A12/24/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 3 2 4 5

T
IDENTIF. REFERENCE

DEC 24 12 59 PM '80

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 799224