FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $39,347.50

Bessie M Fox
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF April 19 81

Notary Public

MY COMMISSION EXPIRES: 1-8-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & SPICER, ATTORNEYS
401 Union Street, Nashville, Tennessee 37219

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| LESLIE B. FOX, et ux (NAME) | Greater Suburban Mortgage (NAME) | 15DZ-54780 |
| 1206 Geneiva Drive (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box #1188 (STREET ADDRESS) | 72-8-78 |
| Nashville, Tennessee 37216 (CITY) (STATE) (P. O. ZIP) | Lafayette, California 94549 (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~~, we, DALE R. HARDCASTLE and wife, TERESA A. HARDCASTLE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LESLIE B. FOX and wife, BESSIE M. FOX,

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 Davidson County, Tennessee, being Lot No. 12 on the plan of Geneiva Heights, of record in Book 2083, page 65, as amended in Book 2249, page 14, both in Register's Office for said County.

SAID Lot No. 12 fronts 54.0 feet on the southerly margin of Geneiva Drive and extends back 159.35 feet on the easterly line and 141.42 feet on the westerly line to a dead line in the rear, measuring 91.0 feet thereon.

BEING the same property conveyed to Dale R. Hardcastle and wife, Teresa A. Hardcastle by deed from Steve Harwell Naylor and wife, Kathy L. Naylor, of record in Book 5518, page 186, Register's Office for Davidson County, Tennessee.

THE property herein conveyed is subject to restrictive covenants of record in Book 2204, page 601, and to the matters set forth in the above referenced plan of record in said Register's Office.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Greater Suburban Mortgage Company of record in Book 5518, page 189, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

unimproved ( )
This is improved (X) property, known as 1206 Geneiva Drive (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37216 (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 16th day of April, 1981

Dale R. Hardcastle
DALE R. HARDCASTLE

Teresa A. Hardcastle
TERESA A. HARDCASTLE

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dale R. Hardcastle and Teresa A. Hardcastle

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 16th day of April 1981

Commission expires 1-18-82

Notary Public

STATE OF TENNESSEE
Davidson 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 purposes 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

# WARRANTY DEED

FROM

DALE R. HARDCASTLE and wife,

TERESA A. HARDCASTLE

TO

LESLIE B. FOX and wife,

BESSIE M. FOX

G.3.8.0.7.1

IDENTIF. REFERENCE

Apr 20 2 47 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO:

(iw)

WILKINS, ADAMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 39347.50- CO<br>102.13 CO TX<br>.50 PRFEE<br>6.00 NOTE<br>CHECK 108.68-<br>1064A04/20/81 SAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G380.71

T
IDENTIF. REFERENCE

APR 20 2 47 PM '81

FELIX Z. WILSON ☐ REGISTER
DAVIDSON COUNTY, TENN.

**No.** 817522