WARRANTY DEED

REAU E. FOLK, JR. FORM 4366

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
162-3-267	Mr/Mrs Frank A. Loeser	Realty Mortgage, Inc. 6755 Peachtree Industrial Blvd. Suite 200 Atlanta, Georgia 30360
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 21620
5DU-60975	104 Catawba Court	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.

10/21 16.50- CHECK

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all 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 May 18, 1977, in the original principal sum of $37,000.00, payable to Realty Mortgage, Inc., in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by William S. Smithson, to Robert Vance Allred, Trustee, as of record in Book 5151, page 425, as re-recorded in Book 5154, page 392, said debt having since been assigned to Heritage Federal Savings & Loan Association, by instrument of record in Book 5195, page 154,

WILLIAM S. SMITHSON, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto FRANK A. LOESER and wife, HEIDI K. LOESER

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. 190 on the Plan of Haywood Hills, Section 3, as of record in Book 4460, page 164, Register's Office for said County, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to William S. Smithson, by deed from William & Lee, Inc., as of record in Book 5151, page 421.

This conveyance is made subject to restrictions of record in Book 4691, page 670.

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 1981 taxes which have been prorated and assumed by Grantees.

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 October, 1981.

William S. Smithson

William S. Smithson

BOOK 5809 PAGE 784

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 William S. Smithson, unmarried the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this, the 20th day of October, 1981.

My commission expires: 7-21-85

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 $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF October, 19 81

MY COMMISSION EXPIRES: 7-21-85 (AFFIX SEAL) Notary Public

G 65149

IDENTIF. REFERENCE

OCT 21 3 10 PM '81

FELIX ZOLLICOFFER JR REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
WILLIAM S. SMITHSON,
UNMARRIED

TO
FRANK A. LOESER AND WIFE

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

RECEIVED OF _____

FOR BOOK 5809 PAGE 785

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
			55000.00- CO	
			143.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 149.50-	
4364A	10/21/81	BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G. 6 5 1 - 4 9

IDENTIF. REFERENCE

Oct 21 3 10 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 849630