# WARRANTY DEED

REAU E. FOLK, JR. FORM

| MAP-PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| 150-10-39 | Ms. Elaine F. Dalton | Commerce Union Bank<br>P. O. Box 2546<br>Nashville, TN. 37219 |
| FIELD BOOK NUMBER(S) | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) | LOAN OR ACCOUNT NO. |
| 2D-53389 | 208 Fieldstone 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.

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 grantee herein to pay, the principal balance now due, plus future interest, on a certain note dated January 11, 1980, in the original principal sum of $53,900.00, payable to Commerce Union Bank, 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 Steve Hayes and wife, Eleanor W. Hayes, to J. G. Palmer, Trustee, as of record in Book 5554, page 612,

STEVE HAYES, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ELAINE F. DALTON

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. 100 on the Plan of Cherry Hills, Section 10-B, as of record in Book 5210, page 139.

Said Lot No. 100 fronts 52.0 feet on the northeasterly margin of the cul-de-sac at the terminus of Fieldstone Court and extends back 144.34 feet on the southerly line and 116.37 feet on the westerly line, to a broken line in the rear, measuring 280.48 feet thereon.

Being the same property conveyed to Steve Hayes, by deed from Dan Duer and wife, Janie Duer, as of record in Book 5554, page 609 and by Quitclaim deed from Eleanor W. Hayes, as of record in Book 5645, page 381.

This conveyance is made subject to restrictions of record in Book 5405, page 344.

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 Grantee.

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 15th day of December, 1981.

Steve Hayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Steve Hayes, 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 15th day of December, 1981.

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 $68,926.52

Affiant Elaine F. Dalton

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF December 1981

MY COMMISSION EXPIRES: 4-18-82 (AFFIX SEAL) Notary Public

G 72274

IDENTIF. REFERENCE

DEC 16 11 44 AM '81

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
STEVE HAYES, UNMARRIED

TO
ELAINE F. DALTON

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: _____

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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

BOOK 5831 PAGE 278

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 |
|---|---|---|---|---|

66326.52- CO
175.14 CO TX
.50 PRFE
6.00 WDEED
CHECK 135.64-
3309A12/16/81 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G72274

IDENTIF. REFERENCE

DEC 16 11 44 AM '81

FILED IN THE OFFICE OF THE REGISTER
DAVIDSON COUNTY, TENN.

No. 858296