Instrument Prepared By:
S. HERBERT
Seay, Herbert & Crawford
or, L & C Tower
Tennessee 37219

# WARRANTY DEED

REAU E. FOLK, JR. FORM

| MAP-PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| 91-11-285 | J.T. Whaley, et al<br>5300 Alabama Avenue<br>Nashville, TN. 37209 | New Owners<br>BOOK 5958 PAGE 973 |
| FIELD BOOK NUMBER(S) | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) | LOAN OR ACCOUNT NO. |
| 12W-6310 | 5300 Alabama Avenue | 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 November 14, 1977, in the original principal sum of $97,000.00, payable to Fidelity Federal Savings & Loan Association, 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 Elizabeth Hunt and husband, George W. Hunt, to Vaden Lackey, Jr., Trustee, as of record in Book 5222, page 5,

ELIZABETH B. HUNT and husband, GEORGE W. HUNT

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto J. T. WHALEY and G. W. WHALEY

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 part of Block No. 193 on the Map of Extension No. 1, West Nashville, as of record in Book 57, page 173, and a portion of 53rd Avenue North as closed by Metro Ordinance 73634, described as follows:

BEGINNING at a point in the southeasterly corner of the intersection of Alabama Avenue and 53rd Avenue, North, said point being 50 feet easterly of the original east line of Block 193; thence with the southerly margin of Alabama Street in a westerly direction 170 feet, more or less, to a point in the northeast corner of property conveyed to the Electric Power Board in Deed Book 2095, page 295; thence with the Power Board's easterly line and in a southerly direction 75 feet to a point; thence with said Power Board's southerly line in a westerly direction 80 feet to a point in the easterly margin of Morrow Road; thence with said Road southerly 75 feet to a point in the north margin of a 25 foot alley; thence with said alley in an easterly direction 92 feet, more or less, to the southwest corner of the property conveyed to Ronald Hunt in Book 4669, page 36; thence with Hunt's westerly line in a northerly direction 75 feet to a point; thence with Hunt's north line in an easterly direction 150 feet to a point in the present margin of 53rd Avenue, North; thence with said Avenue in a northerly direction 75 feet to the point of beginning.

Being the same property conveyed to Elizabeth B. Hunt, by deed from William L. Rosenberg, Trustee, as of record in Book 5219, page 160.

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 1982 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 16th day of February, 1982

Elizabeth B. Hunt
Elizabeth B. Hunt

George W. Hunt
George W. Hunt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5858 PAGE 974

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Elizabeth B. Hunt and husband, George W. Hunt 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 1 day of February, 19 82.

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

$92,235.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF March 19 82

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

Notary Public

592

WARRANTY DEED

03/08 246.22- HEC

FROM

ELIZABETH B. HUNT AND HUSBAND, GEORGE W. HUNT

TO

J. T. WHALEY AND G.W. WHALEY

G 8 2 3 7 5

IDENTIF. REFERENCE

MAR 8 3 27 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Please Return to: Box 26
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 5858 PG 975

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 92135.00- CO | |
| | | | 259.72 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 246.22- | |
| 5921 A03/08/82 | | | BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 8 2 3 7 5

IDENTIF. REFERENCE

MAR 8 3 27 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 870317