This Instrument Prepared By:
John W. Kelley, Jr.
Kelley, Herbert & Crawford
2300 3rd Floor, L & C Tower
Nashville, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
80-8-165	Mr/Mrs John Rapier	Citicorp Homeowners, Inc. P. O. Box 27377 St. Louis, MO. 63141
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 010977-8
13DA-66620	3204 LaGrange Drive	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 August 31, 1978, in the original principal sum of $28,800.00, payable to Mercantile Mortgage Company, 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 Charles T. Hardison and Callie B. Brown to James R. Bellar, Trustee, as of record in Book 5333, page 296, as re-recorded in Book 5361, page 505; said debt having since been assigned to Citicorp Homeowners, Inc., as of record in Book 5841, page 952.

BOOK 5976 PAGE 664

CHARLES T. HARDISON and wife, HENRIETTA HARDISON and CALLIE B. BROWN, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHN RAPIER and wife, MARY RAPIER

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. 138 on the Plan of Bordeaux Hills, Section 3, as of record in Book 3600, page 34.

Said Lot No. 138 fronts 55 feet on the easterly side of LaGrange Drive and runs back between lines measuring 120 feet on the northerly line and 130 feet on the southerly line, to a dead line in the rear measuring 55.9 feet.

Being the same property conveyed to Charles T. Hardison and Callie B. Brown, by deed from James E. Halpin and wife, Jo Ann Halpin, as of record in Book 5333, page 294.

This conveyance is made subject to restrictions of record in Book 3674, page 335, as amended in Book 3676, page 294.

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

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 9th day of December, 1982.

Charles T. Hardison
Charles T. Hardison

Henrietta Hardison
Henrietta Hardison

Callie B. Brown
Callie B. Brown

5975

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5976 PAGE 665

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Charles T. Hardison and wife, Henrietta Hardison 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 13th day of December, 1982.

Mary Ann Selley
Notary Public

My commission expires: 4-20-86

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 Callie B. Brown, unmarried the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 13 day of December, 1982.

Mary Ann Selley
Notary Public

My commission expires: 4-20-86

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,000.00

John Rapier
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF December 1982

MY COMMISSION EXPIRES: 4-20-86 (AFFIX SEAL)

Mary Ann Selley
Notary Public

WARRANTY DEED

FROM CHARLES T. HARDISON, ET UX ET AL

TO JOHN RAPIER AND WIFE

H 2 1 2 6 7

IDENTIF. REFERENCE

DEC 13 3 20 PM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

Please Return to: Box 36
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 5976 PAGE 666

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
			38500.00- CO	
			55.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	135.30-
5075A12/15/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 1 2 6 7

T IDENTIF. REFERENCE

DEC 13 3 20 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 915368