This Instrument Prepared By:
DAVID B. HERBERT
Cicale, Kelley, Herbert & Crawford
Third 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
104-4-148	Mr/Mrs Pete Drake	New Owner 809 18th Avenue, South Nashville, TN. 37203
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
10W-5795	1110-17th Avenue, South	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 October 1, 1975, in the original principal sum of $77,500.00 payable to Benjamin H. Ernst, Trustee, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deedof trust executed by June Greer Bogle and H. Lynn Greer, Jr., to David B. Herbert, Trustee, as of record in Book 4958, page 296,

BOOK 6177 PAGE 20

JULY REALTY COMPANY, a partnership composed of H. Lynn Greer, Jr., and June Greer Bogle
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto PETE DRAKE AND WIFE, ROSE DRAKE

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. 4 on the Plan of the Subdivision of LotNo. 16 in O. B. Hayes Rokeby Addition, as of record in Book 161, page 86.

Said Lot No. 4 fronts 50 feet on the easterly side of 17th Avenue, South, formerly Addison Street, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to July Realty Company, a partnership by deed from Clyde Davis Norris and wife, Elwin Norris, as of record in Book 4812, page 438.

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.

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 November, 19 83

JULY REALTY COMPANY, a partnership

By: _____

H. Lynn Greer, Jr., Partner

OFFICIAL RECEIPT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared H. Lynn Greer, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a partner of July Realty Company, the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himselfas partner.

Witness my hand and seal this 15th day of November, 1983.

Notary Public

My commission expires: 7-21-85

COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

BOOK 6177 PAGE 21

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 $ 93,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November, 1983

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

WARRANTY DEED

FROM JULY REALTY COMPANY, a partnership

TO PETE DRAKE AND WIFE

H 86789

IDENTIF. REFERENCE

Nov 16 3 11 PM '83

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

Bob 36

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

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 _____

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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

93000.00- CAMT.
241.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 248.30-
3109A11/16/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

R 0 6 7 6 9

IDENTIF. REFERENCE

NOV 16 3 12 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 993915