Instrument Prepared By:
D B. HERBERT
~~Kelley, Herbert & Crawford~~
floor, L & C Tower
lle, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
93-13-378 93-13-379	Mr/Mrs William B. French	New Owner BOOK 6254 PAGE 782
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
10W-1615 10W-4180	1400 South Street	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 all of which is hereby acknowledged, and in further considerat-on 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 July 1, 1980, in the original principal sum of $22,500.00,payable to Roy M. Overcast, Jr., 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 Joyce Marie Choate, unmarried, to David B. Herbert, Trustee, as of record in Book 5620, page 238.

JOYCE MARIE CHOATE, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WILLIAM B. FRENCH and wife, JOAN C. FRENCH

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:

SEE SCHEDULE ATTACHED HERETO AND MADE A PART HEREOF.

FILED
DAVIDSON COUNTY REGISTER
MAR 22 12 19 PM '84

IDENTIF. REFERENCE

T1:0562

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 1984 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 March, 1984.

Joyce Marie Choate
Joyce Marie Choate

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6254 PAGE 783

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Joyce Marie Choate, 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 20 day of March, 1984.

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 $ 49,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF March 84

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

WARRANTY DEED

FROM

JOYCE MARIE CHOATE, UNMARRIED

TO

WILLIAM B. FRENCH AND WIFE, JOAN C. FRENCH

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

Two Tracts of land in Davidson County, Tennessee, described as follows:

TRACT I: Being the southerly half of the easterly one half of Lot No. 67 on the Plan of Sigler's Addition, as of record in Book 1, page 4, Chancery Court at Nashville.

Said part of Lot No. 67 fronts 50 feet on the northerly side of South Street and runs back between parallel lines with the westerly margin of 14th Avenue, South 102-1/2 feet to a dead line.

INCLUDED BUT EXPRESSLY EXCLUDED THEREFROM that property described in Book 4217, page 665, Register's Office for Davidson County, Tennessee as follows:

Being part of Lot No. 67 on the Plan of Sigler's Addition, as of record in Book 1, page 4, Chancery Court at Nashville, described as follows:

BEGINNING at a point, said point being located at the intersection of South Street and 14th Avenue, South; thence along the northerly margin of South Street in a westerly direction a distance of 24 feet, more or less, to a point; thence along a curve defined by a radius of 25 feet in a northeasterly direction a distance of 39.2 feet, more or less to a point located on the westerly margin of 14th Avenue, South; thence along said margin in a southerly direction a distance of 24 feet, more or less, to the point of beginning and containing 115 square feet, more or less.

TRACT II: Being the northerly half of the easterly half of Lot No. 67 on the Plan of Sigler's Addition, as of record in Book 1, page 4, Chancery Court at Nashville.

Said part of Lot No. 67 fronts 102-1/2 feet on the westerly side of 14th Avenue, South, formerly Saffrons Street, and runs back between parallel lines, with the southerly margin of an alley, 50 feet to a dead line.

Being the same property conveyed to Joyce Marie Choate, unmarried, by deed from Roy M. Overcast, Jr., unmarried, as of record in Book 5620, page 234.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6254 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
			49500.00- CAMT.	
			128.70 CSTAX	
			.50 PRFE	
			9.00 WDEED	
			CHECK 135.20-	
2223A03/22/64			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 1 0 5 6 2

IDENTIF. REFERENCE

MAR 22 12 19 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 22172