WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP/PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
105-14-23	Thomas Humphreys	Federated Financial Corporation 1000 Circle 75 Parkway Atlanta, GA 30339
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 834 Glenn Avenue	LOAN OR ACCOUNT NO. 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 July 23, 1979, in the original principal sum of $19,800.00, payable to Federated Financial Mortgage Corporation, 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 Rhonda K. James, to Donald B. Robinson, Trustee, as of record in Book 5501, page 448,

J & B PROPERTIES, a partnership composed of William R. Hostettler and John J.Madden hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto THOMAS HUMPHREYS 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 a part of Lot No. 72 on the Waverly Land Company's Plan of Lots called Waverly Place, as of record in Book 57, page 95, Register's Office for said County, and more particularly described as follows:

BEGINNING on the northerly margin of Glenn Avenue at the corner of Lots Nos. 72 and 73; thence running northwardly with the line between said two lots 200 feet to the southerly margin of an alley, eastwardly 10 feet; thence southwardly to a point in the northerly margin of Glenn Avenue 50 feet east of the corner of said Lots Nos. 72 and 73; thence westwardly 60 feet to the point of beginning.

Being the same property conveyed to J.& B Properties, a partnership composed of William R. Hostettler and John J. Maddin , by deed from Turrentine Properties, Inc., as of record in Book 5830, page 102.

This conveyance is made subject to all zoning regulations, building restrictions, easements for public utilities and rights of way, if any, applicable to the lot in question .

This instrument prepared by Douglas A. Brace, Attorney, Third Floor Noel Place, 200 Fourth Avenue, North, Nashville, Tennessee, upon information furnished by the parties hereto.

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 28th day of January , 19 87

J & B PROPERTIES, a partnership

BY: William R. Hostettler

John J. Madden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____

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

$ 19,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF January, 1987.

MY COMMISSION EXPIRES: 4-17-87

(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

J & B PROPERTIES, a partnership

JAN 28 11 23 AM '87

THOMAS HUMPHREYS

RUSH

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared William R. Hostettler and John J. Madden, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the partners of J & B Properties, the within named bargainor, a partnership, and that they as such partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

Witness my hand and seal this 28th day of January, 1987.

Notary Public

My commission expires: 4-17-87

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7119 PAGE 522

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

[illegible] PAID
54.60 STATE
.50 PRFE
6.00 MISC
CHECK 61.10-
[illegible] .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 7-7-9 b.

IDENTIFICATION REFERENCE

JAN 28 11 23 AM '87

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 39316