Mortgagee: Homeland Mortgage Corporation

WARRANTY DEED

BEAU E. FOLK, JR. FORM

MAP, PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
91-9-279	Marshall M. Breeding	Homeland Mortgage Corporation BNA Corporate Center Nashville, TN. 37217
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 519 Nall Avenue	LOAN OR ACCOUNT NO. 10112
		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 reciept of which is hereby acknowledged,

BOOK 7219 PAGE 101

Victor Svolto, Jr. and wife, Pamela J. Svolto

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Marshall M. Breeding and wife, Marsha R. Breeding

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:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Nall Heights, as of record in Book 5190, page 548, Register's Office for said County.

Said Lot No. 3 fronts 50.06 feet on the westerly side of Nall Avenue and extends back between parallel lines 119.87 feet thereon.

Being the same property conveyed to Victor Svolto, Jr., and wife, Pamela J. Svolto, by deed from Oscar N. Mason and wife, Dorothy Mason, as of record in Book 6144, page 625, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property and all matters referred to on the recorded plan.

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 1987 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 28th day of April, 19 87

Victor Svolto, Jr.

Pamela J. Svolto

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Victor Svolto, Jr. and wife, Pamela J. Svolto

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, TN, Tennessee, this, the 28th day of April, 19 87.

My commission expires: 7-9-87

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

$ 55,900.00 Amount

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April, 1987

MY COMMISSION EXPIRES: 7-9-87 (AFFIX SEAL)

Notary Public

NOTARY PUBLIC DAVIDSON

WARRANTY DEED

FROM

VICTOR SVOLTO, JR., AND WIFE

TO

MARSHALL M. BREEDING AND WIFE

20214

IDENTIFICATION REFERENCE

APR 29 2 59 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Return To: Bk 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

559[illegible].00- CAMT.
156.52 CSTAX
.50 PRFEE
6.00 WDF[illegible]
CHECK 163.02-
0643A04/29/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2021 4

IDENTIFICATION REFERENCE

APR 29 3 00 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 75345