This Instrument Was Prepared By Herman D. Bradley, Attorney at Law
333 Union Street, Nashville, Tennessee 37219

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Lloyd A. McKelvey 1308 Gallatin Road Nashville, Tennessee 37206	Lloyd A. McKelvey 1308 Gallatin Road Nashville, Tennessee 37206	Map 72-13 27W2640 Par 380,379,378,377

PW

WARRANTY DEED BOOK 4474 PAGE 590

For and in Consideration of the sum of Forty-Four Thousand Seven Hundred Seventy-Five and 97/100 ($44,775.97) Dollars, of which Eight Thousand One Hundred and 00/100 ($8,100.00) Dollars, has been paid in cash by Lloyd A. McKelvey, the receipt of which is hereby acknowledged, and for the remainder of Thirty Six Thousand Six Hundred Seventy-Five and 97/100 ($36,675.97) Dollars, the said Lloyd A. McKelvey has (1) assumed and agreed to pay the remaining unpaid balance of a certain note, said unpaid balance being $3,006.70 (Seller's one-half, $1,503.35), which is secured by a deed of trust executed by Robert Lee Browning and wife, Nina C. Browning, to Albert H. Thomas, Trustee, of record in Book 3485, page 277, Register's Office for Davidson County, Tennessee, reference to which said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by the grantees; (2) assume and agreed to pay one note of July 22, 1965 herewith in the original amount of $31,619.32, the present balance of $26,545.23, Oliphant's one-half being $13,272.62, payable to the order of Robert L. Browning and wife, Nina C. Browning, originally in 168 monthly installments of $228.08 each, beginning on the 1st day of September, 1965, and monthly thereafter until October 26, 1972, at which time the first mortgage will be paid in full, then the monthly installments shall be increased to $361.31 each until paid in full. Said payments to be applied first to interest at the rate of 6% per annum, and the balance to be applied to the payment of the principal sum, until the entire amount, both principal and interest has been paid in full; (3) executed note in the amount of $21,900.00 payable $375.00 on January 2, 1971 and $375.00 on the first day of each month thereafter until the full amount is paid, with all payments including interest at 4 per cent per annum, the first two of said notes above bearing 6 per cent interest from date, and providing for payment of attorney's fees and to secure the payment of said notes, principal and interest and attorney fees.

We, A. B. Oliphant and wife, Will Allen Oliphant, have this day bargained and sold, and do hereby transfer and convey one-half (1/2) undivided interested unto the said Lloyd A. McKelvey, his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

TRACT I: Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Trevecca Subdivision of Renraw, as of record in Book 421, pages 72 and 73, Register's Office for said County. Said Lot No. 19 fronts 50 feet on the westerly side of Gallatin Pike and runs back between parallel lines 170 feet to an alley. Being the same property conveyed to Robert Lee Browning by deed from Thomas R. Nabors and wife, of record in Book 3315, page 425, Register's Office for Davidson County, Tennessee.

TRACT II: Three tracts or parcels of land in Davidson County, Tennessee, described as follows: Tract 1: Being Lot No. 20 on the Plan of Trevecca, as of record in Book 421, pages 72 and 73, Register's Office for said County. Said Lot No. 20 fronts 50 feet on the westerly side of Gallatin Road and runs back between parallel lines 170 feet to an alley.

Tract 2: Being Lot No. 21 on the Plat of Trevecca Subdivision of Renraw, as of record in Book 421, pages 72 and 73, Register's Office for said County. Said Lot No. 21 fronts 50 feet on the westerly side of Gallatin Road and runs back between parallel lines 170 feet to an alley.

Tract 3. Being Lot No. 22 on the Plan of Trevecca Subdivision of Renraw, as of record in Book 421, pages 72 and 73, Register's Office for said County. Said Lot No. 22 fronts 50 feet on the westerly side of Gallatin Pike and runs back between parallel lines 170 feet to an alley. Being the same property conveyed to A. B. Oliphant and Lloyd A. McKelvey, by installment deed from Robert Lee Browning and wife, of record in Book 3915, page 363, Register's Office for Davidson County, Tennessee.

The said Robert Lee Browning and Robert Browning being one and the same person.

RECORDER'S MEMO
Typing
Unsatisfactory

This is improved property, known as 1302-1308 Gallatin Road, Nashville, Tennessee 37206.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

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.

Witness our hands this 30th day of November, 1970.

802397

IDENTIF. REFERENCE

JAN 19 10 27 AM '71

REGISTER DAVIDSON COUNTY, TENN.

A. B. Oliphant

Will Allen Oliphant

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $44775.97.

Subscribed and sworn to before me this 19th day of January 1971

Deputy Register

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Nancy Marlin, a Notary Public in and for said County and State, the within named A. B. Oliphant and wife, Will Allen Oliphant, the bargainors, 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 Nashville, Tennessee, this 30th day of November, 1970.

Commission Expires: _____

Nancy Marlin
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

JAN 197 CONV 44,775.97
JAN 197 S'TAX A* 116.48
JAN 197 PR'FEE A* .50
JAN 197 N'DEED A* 3.00 * 119.98