Berger Ped Nelson et al - Jay Bill - Same
2516 Belmont Blvd
Nash Deed

Map 104-16
Par 393

THIS INSTRUMENT WAS PREPARED BY
ALVIN B. COLLINS, ATTY.
110 EAST MAIN STREET, MURFREESBORO, TENN.

BOOK 4484 PAGE 76

State of Tennessee)
)
Davidson County)

FOR AND IN CONSIDERATION Of Twenty Thousand & No/100 ($20,000.00) Dollars, of which Six Thousand Six Hundred Sixty-five & No/100 ($6,665.00) Dollars is paid cash in hand to me, the receipt of which is hereby acknowledged, and for the balance the grantees herein have executed and delivered their joint promissory note in the principal sum of Thirteen Thousand Three Hundred Thirty-five & No/100 ($13,335.00) Dollars, dated this date and payable to the order of May McEwen Edmondson in monthly installments as follows, namely: On the First day of April, 1971, the sum of One Hundred Fifty-eight & 28/100 ($158.28) Dollars, and thereafter 119 monthly installments, each for like amount, which includes interest on said principal sum from date hereof until paid at the rate of 7-1/2% per annum, payable monthly on the same day of each month and included in each payment and any default in the payment of any monthly installment when due shall, at the option of the legal holder of said note, accelerate the maturity of all then remaining unpaid installments, and a vendor's lien is hereby expressly reserved and retained upon the real estate herein conveyed to secure the payment of said note, I, MAY McEWEN EDMONDSON, a widow, have bargained and sold and do hereby transfer and convey unto ROD NELSON AND JAY BRADLEY, their heirs and assigns, a certain lot or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING The North 50 feet of the South 100 feet of Lot No. 115 on the Map of Belmont Land Company's Plan of Lots, called "BELMONT HEIGHTS" as of record in Book 421 page 34 Register's Office for said County. Said part of said lot fronts 50 feet on the easterly side of Belmont Boulevard and runs back between parallel lines 183 feet to an alley, and being the same real estate as that conveyed to May McEwen Edmondson by deed of T. J. Rainey and wife, Nina Rainey, dated August 23, 1951 of record in Book 2018 page 393. Possession of the upstairs is to be given March 1, 1971 subject to the rights of the present tenants with the grantees to receive all rents therefrom beginning March 1, 1971; possession of the downstairs is to be given sixty (60) days from March 1, 1971.

TO HAVE AND TO HOLD Said real estate, with the appurtenances, estate, title and interest thereunto belonging, unto the said ROD NELSON and JAY BRADLEY, their heirs and assigns forever.

I COVENANT With the said grantees that I am lawfully seised and possessed of said real estate; have a good and legal right to convey the same and that it is unencumbered, except for the 1971 realty taxes which have been prorated as of March 1, 1971 and assumed by the grantees and to be paid by them when due.

AND I DO FURTHER COVENANT And bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

As a part of the consideration for this conveyance the grantees herein agree and bind themselves, their heirs and assigns, to keep a hazard insurance policy in force and premiums thereon paid by them for the insurable value of said improvements on said real estate until the indebtedness herein secured is all paid and any default in so doing shall at the option of the holder of said note herein secured be declared due and payable forthwith. This February 26th 1971.

State of Tennessee)
)
Davidson County)

/s/ May M. Edmondson

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, the within named May McEwen Edmondson, a widow, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the foregoing (DEED) instrument for the purposes therein contained.

WITNESS MY HAND And Official Seal at Nashville, Tennessee, on this 1st day of March 1971.

/s/ Shirley Williams
Notary Public

My Commission expires:
Feb. 1, 1975

NOTARY PUBLIC FEB. 1, 1975 DAVIDSON COUNTY, TENN.

hereby swear or affirm that the actual consideration or true value for this
nsfer, whichever is greater, is $20,000. Affiant Allan C. Jackson
Subscribed and sworn to before me this 5th day of March 1971.

Deputy Register D. W. Williams

B 0 6 7 1 9

IDENTIF. REFERENCE

MAR 5 10 30 AM '71

FELIX ... II REGISTER
DAVIDSON COUNTY, TENN.

May McEwen Edmondson, widow

To

Rod Nelson, et al

(Warranty Deed)

ALVIN B. COLLINS
ATTORNEY AT LAW
MURFREESBORO, TENNESSEE

MAR-[illegible]	CONV	20,000.00				
MAR-[illegible]	S'TAX		A*	52.00		
MAR-[illegible]	PR'FEE		A*	.50		
MAR-[illegible]	W'DEED		A*	3.00	*	55.50