BOOK 4620 PAGE 63

This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED
TIC 226424

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
156-2-81	Mr/Mrs Harris Nadler #7 Vella Avenue., E. Olivette, Missouri 63132	Home Federal S & L Assn. L & C Tower Nashville,Tennessee 37219
FIELD BOOK NUMBER(S) 9D-28741	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 779 Myhr Drive 37215	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 THE COUNTY REFERRED TO BELOW.

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,

JUL 19 72	CONV	37,000.00			
JUL 19 72	S'TAX		A*	96.20	
JUL 19 72	PR'FEE		A*	.50	
JUL 19 72	W'DEED		A*	4.00	* 100.70

JOHN J. BRANIFF, JR., and wife, LORRAINE R. BRANIFF, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto HARRIS NADLER and wife, ELLEN R. NADLER,

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 Lot No. 313 on the Plan of Harpeth Valley Park, Section III, as of record in Book 4175, page 15.

Said Lot No. 313 fronts 110 feet on the easterly side of Myhr Drive and extends back 161.4 feet on the southerly line and 172.9 feet on the northerly line, to a dead line in the rear, which is a broken line on which it measures 56.8 feet.

Being the same property conveyed to John J. Braniff, Jr., and wife, Lorraine R. Braniff, by deed from Proctor Homes, Inc., as of record in Book 4314, page 445.

This conveyance is made subject to restrictions of record in Book 3857, page 858, made applicable in Book 4237, page 179.

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 for 1972 Taxes, which have been prorated and assumed by the Buyers.

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 26th day of June, 1972.

Lorraine R. Braniff
Lorraine R. Braniff

John J. Braniff, Jr.
John J. Braniff, Jr.

STATE OF ~~TENNESSEE~~ LOUISIANA:
~~COUNTY~~ PARISH OF ~~DAVIDSON~~ JEFFERSON:

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Before me, Stuart A. McClendon, a Notary Public in and for the State and County aforesaid, personally appeared the within named

John J. Braniff, Jr., and wife, Lorraine R. Braniff,

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 Metairie, Louisiana, ~~Tennessee~~, this, the 7 day of July, 1972.

My commission expires: at death

Stuart A. McClendon
Stuart A. McClendon, Notary Public
Jefferson Parish, La.
My commission is for life.

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~~ MISSOURI:
COUNTY OF ~~DAVIDSON~~ ST. LOUIS:

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF June, 1972

MY COMMISSION EXPIRES: 4-11-1976 (AFFIX SEAL) Notary Public

B 67.962

IDENTIF. REFERENCE

JUL 19 9 24 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED
REF:VS

FROM
JOHN J. BRANIFF, JR. AND WIFE

TO
HARRIS NADLER AND WIFE

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File Room Folder

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