THIS INSTRUMENT PREPARED BY:

David B. Herbert

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

BOOK 4755 PAGE 630

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
61-12-193	Mr/Mrs John P. Upchurch same as below	Fidelity Federal Savings & Loan Fourth & Union Nashville, Tennessee37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
15D-22440	1131 Greenland Avenue	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 all 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 21, 1970, in the original principal sum of $6,500.00, payable to Fidelity Federal Savings & Loan Association in monthly installments as set forth in said note, including interest at 7-3/4% per annum and a 1% service charge, and being secured by a deed of trust executed by Robert L. Lyell and wife, to Vaden Lackey, Jr., Trustee, as of record in Book 4433, page 289,

ROBERT L. LYELL and wife, IVALYNN LYELL

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHN P. UPCHURCH and wife, EVELYN UPCHURCH

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 the easterly 15.6 feet front and 15.9 feet rear of Lot No. 17 and the westerly 61.4 feet front and 62.1 feet rear of Lot No. 19 on the Map of the Subdivision of the Greenland Tract, as of record in Book 421, page 40.

Said part of said lots adjoin and front together 77 feet on the northerly side of Greenland Avenue and runs back between lines from the center line of said Avenue 391 feet more or less on the easterly line of part of Lot 19 and 383.1 feet more or less on the westerly line of part of Lot 17, to a dead line in the rear on which it measures 78 feet.

Being the same property conveyed to Robert L. Lyell and wife, Ivalynn Lyell, as of record in Book 4402, page 741, from Prentice L. Andrews and wife, Lucy C. Andrews.

OCT 15	CONV	12,500.00			
OCT 15	S'TAX		A*	32.50	
OCT 15	PR'FEE		A*	.50	
OCT 15	W'DEED		A*	4.00	* 37.00

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 as shown above and 1973 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 12th day of October, 1973.

Ivalynn Lyell
Ivalynn Lyell

Robert L. Lyell
Robert L. Lyell

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, David B. Herbert, a Notary Public in and for the State and County aforesaid, personally appeared the within named Robert L. Lyell and wife, Ivalynn Lyell 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, Tennessee, this, the 12th day of October, 1973.

My commission expires: 7-27-77

Notary Public

DAVID B. HERBERT ★ NOTARY PUBLIC ★ DAVIDSON COUNTY

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 $12,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF October 1973

MY COMMISSION EXPIRES: 7-27-77 (AFFIX SEAL) Notary Public

NOTARY PUBLIC ★ DAVIDSON COUNTY ★ STATE OF TENNESSEE

WARRANTY DEED

FROM

ROBERT L. LYELL AND WIFE

TO

JOHN P. UPCHURCH AND WIFE

C 27849

IDENTIF. REFERENCE

OCT 15 3 28 PM '73

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Mail to ORTALE, KELLEY, HERBERT & CRAWFORD
3rd National Bank Bldg.
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