THIS INSTRUMENT PREPARED BY:

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

BOOK 4761 PAGE 555

# WARRANTY DEED

REAU E. FOLK, JR. FORM

| MAP-PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| 102-3-30 | Mr/Mrs Ronald E. Anderson<br>same as below | Emigrant Savings Bank<br>5 East 42nd Street<br>New York, New York 10017 |
| FIELD BOOK NUMBER(S) | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) | LOAN OR ACCOUNT NO. 146932 |
| 8DA-33820 | 6414 Ranchero Drive | PROPERTY IS [X] 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 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 December 14, 1964, in the original principal sum of $16,500.00, payable to United Mortgagee Servicing Corp., in monthly installments of $91.13, including interest at 5¼% Per annum, and being secured by a deed of trust executed by Billy R. Murray and wife, to Percy Wilkins, Jr., Trustee, as of recordin Book 3844, page 359,

WALTER V. WELTY and wife, LaTREVA A. WELTY

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto RONALD E. ANDERSON and wife, MARY ANDERSON

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. 1043 on the Plan of Charlotte Park, Section 14, as of record in Book 3300, page 30, described as follows:

Said Lot beginning at a point in the northwesterly margin of Ranchero Drive, common corner of Lots Nos. 1042 and 1043; thence northwesterly with the line between said two lots, 147 feet to a point; thence south 30 degrees 32 minutes west 142.1 feet to a point in the northeasterly margin of Galaxie Drive; thence with the said margin southeasterly 112.7 feet to a point; thence around a curve, easterly 39.1 feet; thence with the margin of Ranchero Drive, northeasterly 97.7 feet to the beginning.

Being the same property conveyed to Walter V. Welby and wife, LaTreva A. Welty, by deed from Charter, Incorporated, as of record in Book 4532, page 879.

This conveyance is made subject to restrictions of record in Book 3312, page 100.

| | | | | | |
|---|---|---|---|---|---|
| NOV-2[illegible] | CONV | 25,271.11 | | | |
| NOV-2[illegible] | S TAX | | A* | 65.78 | |
| NOV-2[illegible] | PB FEE | | A* | .50 | |
| NOV-2[illegible] | W DEED | | A* | 4.00 | * 70.28 |

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 29th day of October, 19 73

LaTreva A. Welty
LaTreva A. Welty

Walter V. Welty
Walter V. Welty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, David B. Herbert, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Walter V. Welty ~~and wife, LaTreva A. Welty~~

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 29th day of October, 1973.

My commission expires: 7-27-77

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Jerry W. Blair, a Notary Public in and for the State and County aforesaid, personally appeared the within named La Treva A. Welty

the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this, the 30th day of Oct., 1973.

My commission expires: 4-1-75

Jerry W. Blair
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,271.11

Ronald E Anderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF October, 1973

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

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM WALTER V. WELTY AND WIFE

TO RONALD E. ANDERSON AND WIFE

C30477

IDENTIF. REFERENCE

Nov 2 3 42 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Mail to: ORTALE, KELLEY, HERBERT & CRAWFORD 1420 3rd National Bk. 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