THIS INSTRUMENT PREPARED BY:

DAVID B. HERBERT
ATTORNEY, NASHVILLE, TENN.

WARRANTY DEED

BOOK 4761 PAGE 926
REAU E. FOLK, JR. FORM

MAP - PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
129-12-98	Mr/Mrs Jerry R. Daniels same as below	Fidelity Federal Savings & Loan Fourth & Union Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO 019687-6
7D-32220	115 Alton Road	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 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 September 22, 1971, in the original principal sum of $21,000.00, payable to Fidelity Federal Savings & Loan Association in monthly installments as set forth therein, with interest as set out in said note, payable according to the terms and conditions thereof, and being secured by a deed of trust executed by Morton L. Brown and wife, Margaret Lee Brown, to Vaden Lackey, Jr., Trustee, as of record in Book 4539, page 113.

MORTON L. BROWN, JR., and wife, MARGARET LEE BROWN hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JERRY R. DANIELS and wife, ANN O. DANIELS

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. 16 of Block "A" on the 2nd Revised Plan of Highlands of Belle Meade No. 2, as of record in Book 1130, page 62.

Said Lot No. 16 fronts 100 feet on the southerly side of Alton Road and runs back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Morton L. Brown, Jr., and wife, Margaret Lee Brown, by deed from Liston O. Mills and wife, Jennie W. Mills, as of record in Book 4539, page 111.

This conveyance is made subject to: (1) easement for phone lines, as of record in Book 1065, page 6; (2) restrictions in Book 1303, page 693, and Book 1357, page 41; (3) Agreement as to water rights of record in Book 326, page 452 (4) Reservation for right of way for the present water main leading from what is known as the Cheek Spring House on the west side of Highway 100 to what is generally known as Cheekwood, with the right of ingress and egress over the property to repair the water main.

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, 1973.

Margaret Lee Brown
Margaret Lee Brown

Morton L. Brown, Jr.
Morton L. Brown, Jr.

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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 Margaret Lee Brown 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, Tennessee, this, the 1st day of November, 1973.

My commission expires: 7-27-77

David B. Herbert
Notary Public

STATE OF MISSOURI
COUNTY OF St Louis

Before me, Mary E. Schetterle, a Notary Public in and for the State and County aforesaid, personally appeared the within named Morton L. Brown, Jr. the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at St. Louis, Missouri, this, the 29th day of October, 1973.

My commission expires: May 6 1974

Mary E Schetterle
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS:

$37,000.00 + Amt Ann O. Daniels

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF November 19 73

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

David B. Herbert
Notary Public

WARRANTY DEED

FROM

MORTON L. BROWN, JR. AND WIFE

TO

JERRY R. DANIELS AND WIFE

C 30662

IDENTIF. REFERENCE

Nov 5 2 01 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

Mail to: David B. Herbert, Atty.
14th Flr.-3rd Nat'l. Bk. Bldg.
Nashville, Tenn. 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

NOV-5 CONV 37,000.00
NOV-5 STAX 96.20
NOV-5 PRFEE .50
NOV-5 MDEED 4.00 * 100.70

Before me, _____, a Notary Public 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