THIS INSTRUMENT PREPARED BY:

David B. Herbert

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

BOOK 4781 PAGE 27

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
142-2-37	Mr/Mrs Joseph M. Nail same as below	Fidelity Federal Savings & Loan 4th & Union Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 361738-5
9D-5306	7494 Stacy Drive	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 August 1, 1969, in the original principal sum of $22,100.00, payable to Fidelity Federal Savings & Loan Association, in monthly installments as set out in said note, with interest as set forth in said note, and being secured by a deed of trust executed by Joseph John Cunningham and wife, to Vaden Lackey, Jr., Trustee, as of record in Book 4357, page 144,

JOSEPH JOHN CUNNINGHAM and wife, DIANE L. CUNNINGHAM

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOSEPH M. NAIL and wife, RUTHIE L. NAIL

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. 53 on the Plan of Cross Timbers, Section 2, as of record in Book 3700, page 92.

Said Lot No. 53 fronts 85.0 feet on the northerly side of Stacy Drive and extends back between parallel lines 150.0 feet to a line in the rear on which it measures 85.0 feet.

Being the same property conveyed to Joseph John Cunningham and wife, Diane L. Cunningham, by deed from Robert Hendley and Robert N. Gambill, a partnership d/b/a Hendley & Gambill, as of record in Book 4357, page 142.

This conveyance is made subject to restrictions of record in Book 4064, page 909.

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 1974 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 15th day of January 1973

Diane L. Cunningham

Diane L. Cunningham

Joseph John Cunningham

Joseph John Cunningham

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 Joseph John Cunningham and wife, Diane L. Cunningham 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 15th day of January, 1973.

My commission expires: 7-27-77

David B. Herbert
Notary Public

DAVID B. HERBERT NOTARY PUBLIC DAVIDSON CO. ★ DAVIDSON CO.

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 $34,437.42

James A. Fleming
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF January, 1973

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

David B. Herbert
Notary Public

DAVID B. HERBERT NOTARY PUBLIC DAVIDSON CO. ★ DAVIDSON CO.

WARRANTY DEED

FROM JOSEPH JOHN CUNNINGHAM AND WIFE

TO JOSEPH M. NAIL AND WIFE

C 38633

IDENTIF. REFERENCE

JAN 16 1 28 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Flr. 3rd Natl. Bk. Bldg.
Nashville, Tennessee

JAN16 74 CONV 34,437.42
JAN16 74 STAX A* 89.44
JAN16 74 PRTEE A* .50
JAN16 74 WDEED A* 4.00 ★ 93.94

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