THIS INSTRUMENT PREPARED BY:

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN

BOOK 4784 PAGE 834

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
116=6-104	Mr/Mrs. Carmichael Fels same as below	Home Federal Savings & Loan L & C Tower Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) 7DA-42760	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 4000 Sneed Road	LOAN OR ACCOUNT NO. 546226-6 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 June 14, 1972, in the original principal sum of $28,000.00, payble to Home Federal Savings & Loan Association, in monthly installments as set forth in said note, with interest as set out in said note, and being secured by a deed of trust executed by Howard Kerr and wife, to Charles Nelson, Jr., Trustee, as of record in Book 4610, page 432,

JAN31 CONV 35,700.00
JAN31 STAX A* 92.82
JAN31 PRFEE A* .50
JAN31 WDEED A* 4.00 * 97.32

HOWARD KERR and wife, ELIZABETH KERR hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CARMICHAEL FELS and wife, ELIZABETH MEEK FELS

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. 26 on the Map of Part 1, Wallace Subdivision of record in Book 1424, page 16, described as follows:

BEGINNING at a point in the easterly margin of Sneed Avenue, the common corner of Lots 26 and 27; thence with the line between said lots, easterly 182.3 feet to a point; thence northerly 130.1 feet to the southerly margin of Sneed Terrace; thence with the margin of the same, westerly, 155.8 feet to the beginningof a curve; thence around said curve, southwesterly 31.2 feet to the easterly margin of Sneed Avenue; thence with the margin of the same, southerly 110,8 feet tothe beginning.

Being the same property conveyed to Howard Kerr and wife, Elizabeth Kerr, by deed from Ray F. Clark and wife, Marianne Clark, as of record in Book 4610, page 430.

This conveyance is made subject to restrictions of record in Book 1303, page 55.

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 Buyers assume and agree to pay.

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 January, 1974.

Elizabeth Kerr
Elizabeth Kerr

Howard Kerr
Howard Kerr

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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 Howard Kerr and wife, Elizabeth Kerr 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 January, 19 74.

Notary Public

My commission expires: 7-27-77

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 $35,700.00

Carmichael Fels
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January, 1974

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

Notary Public

WARRANTY DEED

FROM HOWARD KERR AND WIFE

TO CARMICHAEL FELS AND WIFE

C 40430

IDENTIF. REFERENCE

JAN 31 3 15 PM '74

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Flr. 3rd Natl. 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____.

_____