THIS INSTRUMENT PREPARED BY:

BOOK 4785 PAGE 457

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
102-15-32	Mr/Mrs Richard A. Ellis same as below	Home Federal Savings & Loan L & C Tower Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
8D-48445	756 Newberry 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,

FEB-4[illegible]	CONV	29,500.00			
FEB-4[illegible]	S'TAX		A*	76.70	
FEB-4[illegible]	PR'FEE		A*	.50	
FEB-4[illegible]	W'DEED		A*	4.00	* 81.20

KENNETH EARL CULP and wife, MARY PETTY CULP hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto RICHARD A. ELLIS AND WIFE, MIRANDA N. ELLIS

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. 217 on the Plan of Brook Meade, Section VI, as of record in Book 2331, pages 3 and 4.

Said Lot No. 217 fronts 140 feet on the southerly side of Newberry Road and runs back between lines, 196.7 feet on the westerly line and 360 feet on the easterly line, to a dead line in the rear, measuring 216.3 feet thereon.

Being the same property conveyed to Kenneth Earl Culp and wife, Mary Petty Culp, by deed from Dobson & Johnson, Inc., as of record in Book 3677, page 61.

This conveyance is made subject to restrictions of record in Book 2333, page 626.

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 for 1974 taxes which have been prorated and assumed by 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 1st day of February, 1974.

Mary Petty Culp
Mary Petty Culp

Kenneth Earl Culp
Kenneth Earl Culp

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 Kenneth Earl Culp and wife, Mary Petty Culp 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 1st day of February, 1974.

My commission expires: 7-27-77

Notary Public

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 $29,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF February, 1974

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

Notary Public

File In File Room
L-50-643-3

WARRANTY DEED

FROM

KENNETH EARL CULP AND WIFE

TO

RICHARD A. ELLIS AND WIFE

C 40726

IDENTIF. REFERENCE

FEB 4 2 57 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

ORTALE, KELLEY, HERBERT & CRAWFORD

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