IS INSTRUMENT PREPARED BY:

DAVID B. HERBERT
TORNEY NASHVILLE, TENN.

BOOK 4812 PAGE 442

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
118-13-171	Mr/Mrs Nicholas P. Young	Lovell & Malone 404 James Robertson Parkway Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 4993
16DA-14945	3607 Wilbur Place	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 July 11, 1963, in the original principal sum of $11,250.00, payable to Lovell & Malone, Inc., in monthly installments as set out in said note, according to the terms and conditions thereof, and being secured by a deed of trust executed by James Tire Havron and wife, to JamesE. Malone, Trustee, as of record in Book 3620, page 83,

DUDLEY WARNER and wife, BETH G. WARNER

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto NICHOLAS PAUL YOUNG and wife, BARBARA TEAGUE YOUNG

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. 33 on the Map of Woodmont Boulevard Section of Marengo Park, as of record in Book 1130, page 2.

Said Lot No. 33 fronts 75 feet on the northwesterly side of Major Wilbur Foster Thoroughfare and runs back 161.7 feet on the northeasterly line and 162 feet on the southwesterly line, to a dead line, measuring 75 feet thereon.

Being the same property conveyed to Dudley Warner by deed from Barbara Eagan Havron, as of record in Book 4764, page 936.

This conveyance is made subject to restrictions in Book 1113, page 296, as amended in Book 1117, page 556; and Driveway agreement in Book 3407, page 475.

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 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 May, 1974

Beth G. Warner

Dudley Warner

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 Dudley Warner and wife, Beth G. Warner 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 May, 1974.

My commission expires: 7/27/77

Notary Public

NOTARY PUBLIC DAVID B. HERBERT DAVIDSON COUNTY, TENN.

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 $22,500.00

Affiant

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

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

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

C 52928

WARRANTY DEED

FROM DUDLEY WARNER AND WIFE

TO NICHOLAS PAUL YOUNG AND WIFE

IDENTIF. REFERENCE

MAY 6 12 21 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Floor 3rd Natl. Bk. Bldg
Nashville, Tennessee
37219

MAY 6 74 COMM 22,500.00

STATE OF TENNESSEE MAY-6 74 S'TAX A* 58.50
COUNTY OF DAVIDSON MAY-6 74 PR'FEE A* .50

Before me, MAY-6 74 W'DEED, a Notary Public 4.00 and for the State and County 63.00 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 ex _____ tar ublic