THIS INSTRUMENT PREPARED BY:

David B. Herbert
DAVID B. HERBERT

BOOK 4825 PAGE 610

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
132-1-153	Mr/Mrs Gregory M. O'Neal	First & Mid-South Mtge. Co. POBox 2568 Nashville, Tenn. 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 12256
16DA-16146	4100 Leland Lane	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 5, 1968, in the original principal sum of $23,000.00, payable to First & Mid-South Mortgage Company, in monthly installments as set forth in said note, including interest as set out therein, and being secured by a deed of trust executed by Robert C. Brien and wife, to Franklin G.Clark, Trustee, as of record in Book 4257, page 765,

JUN 17	CONV	37,000.00			
JUN 17	S'TAX		A*	96.20	
JUN 17	PR'FEE		A*	.50	
JUN 17	W'DEED		A*	4.00	* 100.70

JAMES W. SHAW and wife, PATRICIA H. SHAW

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto GREGORY M. O'NEAL AND WIFE, LUCY T. O'NEAL

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. 176 on the Map of Rolling Meadows, as of record in Book 1424, pages 98 and 99, described as follows:

BEGINNING at a point in the southerly margin of Greerland Drive at the corner os Lots 176 and 177; thence with the line between said lots, southerly 174.9 feet to a point in the north line of Lot 175; thence with the line between Lots 175 and 176, westerly 149.5 feet to a point in the easterly margin of Lealand Lane; thence with the margin of the same, northerly 168.5 feet to a concrete monument at the beginning of a curve; thence around said curve in a northeasterly direction 40.5 feet to another concrete monument in the southerly margin of Greerland Drive; thence with the margin of the same, easterly 137 feet to the point of beginning.

Being the same property conveyed to James W. Shaw and wife, Patricia H. Shaw, by deed from John Artzer, III and wife, Marjorie E. Artzer, as of record in Book 4627, page 595.

This conveyance is made subject to restrictions of record in Book 1628, page 621, amended in Book 1713, page 420 and Book 1757, page 427.

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 13th day of June, 19 74

Patricia H. Shaw
Patricia H. Shaw

James W. Shaw
James W. Shaw

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 James W. Shaw and wife, Patricia H. Shaw 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 13th day of June, 19 74.

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 $ 37,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June, 74

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

Notary Public

WARRANTY DEED

FROM

JAMES W. SHAW AND WIFE

TO

GREGORY M. O'NEAL AND WIFE

G 59037

IDENTIF. REFERENCE

JUN 17 2 53 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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