THIS INSTRUMENT PREPARED BY:

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

BOOK 4833 PAGE 205

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
142-2-138	Mr/Mrs. Edward L. Tomes	Commerce Union Bank Parkway Towers - 21st Floor Nashville, Tennessee
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
9D-6732	7419 Bridle Drive	2843
		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 4, 1971, in the original principal sum of $24,550.00, payable to Commerce Union Bank, 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 John C.Ruedy and wife to Charles C. Trabue, III, Trustee, as of record in Book 4527, page 661,

JOHN C. RUEDY and wife, SHERRY L. RUEDY hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto EDWARD L. TOMES and wife, DEBORAH J. TOMES

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. 181 on the Plat of Cross Timbers, Section 4, as of record in Plat Book 4175, page 54,

Said Lot No. 181 fronts 85.00 feet on the southerly margin of Bridle Drive ane extends back 152.28 feet on the westerly line and 147.27 feet on the easterly line, to a line on the rear on which it measures 103.35 feet, said rear line being a broken line.

Being the same property conveyed to John C. Ruedy and wife, Sherry L. Ruedy, by deed from Robert Hendley & Robert N. Gambill, d/b/a Hendley & Gambill, as of record in Book 4527, page 659.

This conveyance is made subject to restrictions of record in Book 4317, page 284.

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 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 5th day of July, 1974.

Sherry L. Ruedy

John C. Ruedy

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named John C. Ruedy and wife, Sherry L. Ruedy 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 5th day of July, 1974.

Notary Public

My commission expires:
My Commission Expires April 23, 1978

DOUGLAS A. BRACE * NOTARY PUBLIC * DAVIDSON COUNTY, TN.

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 $38,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF July, 74

My Commission Expires April 23, 1978 (AFFIX SEAL) Notary Public

DOUGLAS A. BRACE * NOTARY PUBLIC * DAVIDSON COUNTY, TN.

WARRANTY DEED

FROM

JOHN C. RUEDY AND WIFE

TO

EDWARD L. TOMES AND WIFE

C 62520

IDENTIF. REFERENCE

JUL 11 9 17 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

JUL 11 '74 CONV 38,000.00
JUL 11 '74 S'TAX A* 98.80
JUL 11 '74 PR'FEE A* .50
JUL 11 '74 W'DEED A* 4.00 * 103.30

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____.