THIS INSTRUMENT PREPARED BY:
DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

BOOK 4868 PAGE 757

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP - PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
162-5-257	Mr/Mrs George R. Welzel same as below	Fidelity Federal Savings & Loan 4th & Union Nashville, Tenn. 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
5D-40772	313 Eulala Circle	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 8, 1973, in the original principal sum of $22,800.00, payable to Fidelity Federal Savings & Loan Association, in monthly installments as set forth in said note, with interest as set out therein, and being secured by a Deed of Trust executed by William E. Ivey and wife, to Vaden Lackey, Jr., Trustee, as of record in Book 4735,page 953,

WILLIAM E. IVEY and wife, GRACE I. IVEY

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto GEORGE R. WELZEL and wife, BARBARA J. WELZEL

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. 134 on the Plan of a Resubdivision of Lot No. 132 through 136 on the Plat of Hickory Valley, Section 3, as of record in Book 4300, page 188.

Said Lot No. 134 fronts 101.32 feet on the southeast margin of Eulala Circle and extends back 296.62 feet on the northeast line and 292.87 feet on the southwest line, to a line on the rear on which it measures 10.10 feet.

Being the same property conveyed to William E. Ivey and wife, Grace I. Ivey, by deed from Randall Phillips Builders, Inc., as of record in Book 4735, page 951.

This conveyance is made subject to restrictions in Book 4604, page 526 and Book 4630, page 548.

RANDALL PHILLIPS BUILDERS, INC., join in this deed for the purpose of correcting and adjusting the legal description contained in instrument in Book 4735, page 951, which instrument refers to the above described property as Lot No. 134 on the Plan of record in Book 4460, page 86, which reference is incorrect and the said Randall Phillips Builders, Inc., hereby conveys all their right, title and interst they might now hold in the above described tract to the grantees herein.

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 26th day of Oct., 1974

RANDALL PHILLIPS BUILDERS, INC.

BY: Randall Phillips

William E. Ivey
William E. Ivey

Grace I. Ivey
Grace I. Ivey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named

William E. Ivey and wife, Grace I. Ivey

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 11th day of November, 1974.

My commission expires: 4-23-78

Douglas A. Brace
Notary Public

STATE OF
COUNTY OF

NOV 15 STAX CONV 32,500.00
NOV 15 STAX A* 84.50
NOV 15 PR FEE A* .50
NOV 15 WDEED A* 4.00 * 89.00

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

$32,500.00

George R. Welzel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF November 1974.

MY COMMISSION EXPIRES: 4-23-78
(AFFIX SEAL)

Douglas A. Brace
Notary Public

C 78488

WARRANTY DEED

FROM
WILLIAM E. IVEY AND WIFE

TO
GEORGE R. WELZEL AND WIFE

IDENTIF. REFERENCE

Nov 15 2 41 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Lunsford M. Hollins Jr., a Notary Public in and for the State and County aforesaid, personally appeared Randall Phillips and _____ with whom I am personally acquainted, and who upon oath acknowledged himself to be the President and _____, respectively, of Randall Phillips Builders, Inc. a corporation, the bargainor, and that he, as such President 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 Randall Phillips as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at Nashville, Tennessee, this, the 26th day of Oct., 1974.

My commission expires: Feb 23, 1976

Lunsford M. Hollins Jr.
Notary Public