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

WARRANTY DEED

BOOK 4870 PAGE 816 FORM

MAP PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
156-2-48 PW	Kenneth D. McMaster and wife, Marlene Joyce McMaster	Fidelity Federal Savings & Loan 4th & Union Nashville, Tennessee
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
9D-28792	724 Harpeth Bend Drive	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.

NOV25 CONV 44,500.00
NOV25 S'TAX A* 115.70
NOV25 PR'FEE A* .50
NOV25 W'DEED A* 4.00 * 120.20

RONALD KENNETH MILLER AND WIFE, OLETA M. MILLER

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Kenneth D. McMaster and wife, Marlene Joyce McMaster

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. 359 on the Plan of Harpeth Valley Park, Section 3, of record in Book 4175, page 15, Register's Office for said County. Said Lot fronts 75 feet on the westerly side of Harpeth Bend Drive and extends back 175 feet on the northerly line and 182.3 feet on the southerly line to a dead line and measures 83.4 feet thereon. Being the property conveyed to Ronald Kenneth Miller and wife, Oleta M. Miller, by deed from Billy Ray Floyd and wife, Louise W. Floyd, of record in Book 4616, page 282, Register;s Office for said County.

This conveyance is made subject to restrictions of record in Book 3857, page 858, which were made applicable to the property in question by instrument of record in Book 4237, page 179, said Register's Office.

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.

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 22nd day of November, 1974.

Oleta M. Miller
OLETA M. MILLER

Ronald Kenneth Miller
RONALD KENNETH MILLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4870 PAGE 817

Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named Ronald Kenneth Miller and wife, Oleta M. Miller 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 22nd day of November, 1974.

My commission expires: 4/23/78

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

$ 44,500.00 Amount

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF November, 1974

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

Notary Public

Loan #840017-2

WARRANTY DEED

FROM RONALD K. MILLER AND WIFE

TO KENNETH D. McMASTERS AND WIFE

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

C 79472

IDENTIF. REFERENCE

Nov 25 2 37 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