HIS INSTRUMENT PREPARED BY:

BOOK 4903 PAGE 801

DAVID B. HERBERT
AT COUNTY NASHVILLE, TENN.

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP - PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
148-12-61	Mr/Mrs. Paul E. Ash 849 Richards Road Antioch, Tennessee 37013	Mortgage Associaties 1835 Savoy Drive Atlanta, Georgia 30341
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
2DU-15140	849 Richard Road	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 which is hereby acknowledged,

APR 14 75	CONV	27,900.00			
APR 14 75	S TAX		A*	72.54	
APR 14 75	PR FEE		A*	.50	
APR 14 75	W DEED		A*	.00	
APR 14 75	W DEED		A*	4.00	* 77.04

JAMES RICHARD KIEFFER and wife, PATRICIA ADAMS KIEFFER

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto PAUL E. ASH and wife, CAROLYN L. ASH

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. 4 on the Plan of Hazelwood Subdivision, Section II, as of record in Book 3106, page 97.

Said Lot No. 4 fronts 88.67 feet on the southerly side of Richards Road and runs back between lines measuring 228.97 feet on the westerly line and 184 feet on the easterly line, to a dead line in the rear on which it measures 99.65 feet.

Being the same property conveyed to James Richard Kieffer and wife, Patricia Adams Kieffer, by deed from Dwight P. Bradley, as of record in Book 3999, page 169.

This conveyance is made subject to restrictions of record in Book 3370, page 323.

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 for 1975 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 11th day of April, 19 75

James Richard Kieffer
James Richard Kieffer

Patricia Adams Kieffer
Patricia Adams Kieffer

PARTY RESPONSIBLE FOR TAXES:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4903 PAGE 802

Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named James Richard Kieffer and wife, Patricia Adams Kieffer 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 April, 1975.

My commission expires: 4-23-78

Notary Public

DOUGLAS A. BRACE ★ NOTARY PUBLIC ★ DAVIDSON COUNTY

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 $ 27,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF April, 19 75

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

Notary Public

DOUGLAS A. BRACE ★ NOTARY PUBLIC ★ DAVIDSON COUNTY

WARRANTY DEED

FROM

JAMES RICHARD KIEFFER AND WIFE

TO

PAUL E. ASH AND WIFE

C 94131

IDENTIF. REFERENCE

APR 14 2 23 PM '75

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

mail to: Rec'd Box 8
WILKINS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

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