THIS INSTRUMENT PREPARED BY:

DAVID B. HERBERT

BOOK 4917 PAGE 644

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP/PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
142-2-172	Mr/Mrs Frank Holden	Lomas & Nettleton Company 3200 Pacific Avenue Virginia Beach, Virginia 23451
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
9D-5471	245 Carriage Drive	02-41-73361
		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, 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 December 30, 1970, in the original principal sum of $23,200.00, payable to Murphree Mortgage Company, Now Lomas & Nettleton Company, 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 James B. Kuss and wife, to J. Robert Cannon, Trustee, as of record in Book 4466, page 420,

JAMES B. KUSS and wife, GLENDA E. KUSS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto FRANK HOLDEN AND WIFE, THELMA HOLDEN

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

Said Lot No. 217 fronts 85.0 feet on the north side of Carriage Drive and extends back 150.0 feet on the westerly line and 150.0 feet on the easterly line, to a dead line in the rear, measuring 85.0 feet thereon.

Being the same property conveyed to James B. Kuss and wife, Glenda E. Kuss, by deed from Hillsboro Homes, Inc., as of record in Book 4466, page 418.

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 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 31st day of January, 1975.

James B. Kuss

Glenda E. Kuss

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 B. Kuss and wife, Glenda E. Kuss 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 31st day of January, 19 75.

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 $35,710.72 Amount

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May, 19 75

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

D 00660

IDENTIF. REFERENCE

JUN 2 12 05 PM '75

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM JAMES B. KUSS AND WIFE

TO FRANK HOLDEN AND WIFE

JUN-2 75	CONV	35,710.72			
JUN-2 75	S'TAX		A*	92.82	
JUN-2 75	PR'FEE		A*	.50	
JUN-2 75	W'DEED		A*	4.00	* 97.32

Return to: KELLEY, HERBERT & CRAWFORD
14th Flr. 3rd Nat'l. Bk. Bldg.
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