INSTRUMENT PREPARED BY:

David B. Herbert

DAVID B. HERBERT
DAVIDSON NASHVILLE, TENN.

BOOK 4921 PAGE 268

WARRANTY DEED

READ E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
22-0-127	Paul H. Uselton, Sr., et ux Paul H. Uselton, Jr., et ux Claylick Road, Joelton, TN	First Federal S & L Union at Fourth Nashville, Tennessee
FIELD BOOK NUMBER(S) 14D-25130	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) Same	LOAN OR ACCOUNT NO.
		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), cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged; and in the 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 October 17, 1972, in the original principal sum of $16,000,00, payable to First Federal Savings and Loan Association of Nashville, in accordance with the terms and conditions therein, including interest as set forth in said note, and being secured by a deed of trust to Louis R. Linx, Trustee, of record in Book 4648, page 561, Register's Office for Davidson County, Tennessee; we,

ROBERT A. FRIEDMANN and wife, DONNA JO FRIEDMANN,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto PAUL H. USELTON, SR., AND WIFE, BEADIE A. USELTON, and PAUL H. USELTON, JR. AND WIFE, BERNICE A. USELTON,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Davidson State of Tennessee, described as follows:

LAND in the 1st Metro District of Davidson County, Tennessee, Tract 3, of the W. L. Boyd Estate near Joelton, Tennessee, described according to a survey of the Wayne S. Cooper, Sr., dated July 19, 1968, certificate No. 17 as follows:

BEGINNING at an iron pin in the northerly margin of Claylick Road, said beginning point being North 85° 45' West 353.0 feet as measured along the southerly margin of Clay Lick Road from the northwest corner of property belonging to Maude Myckoff by deed of record in Book 3675, page 465, Register's Office for Davidson County, Tennessee; thence running along the southerly margin of said Clay Lick Road, North 85° 45' West 218.0 feet to an iron pin in the southerly margin of Clay Lick Road; thence leaving said Clay Lick Road, South 4° 15' West 666.7 feet to a point in Riley's westerly line; thence running with Riley's westerly line, North 55°00' East 246.6 feet to an iron pin and North 49° 00' East 41.9 feet to an iron pin in the westerly line of Riley's property; thence leaving said Riley's property, North 4°15' East 483.0 feet to the point of beginning, containing 3.01 acres, more or less.

Being the same property conveyed to Robert Friedmann and wife, Donna Jo Friedmann from Walter F. Duke and John E. Buch of record in Book 4781, page 155, said Register's Office, the said Robert Friedmann and Robert A. Friedmann, being one and the same person. This conveyance is subject to restrictions of record in Book 4279, page 483, 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, except for 1975 taxes which the grantees have agreed to assume, and as shown above.

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 June, 1975.

Robert A. Friedmann
ROBERT A. FRIEDMANN

Donna Jo Friedmann
DONNA JO FRIEDMANN

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, David B. Herbert, a Notary Public in and for the State and County aforesaid, personally appeared the within named Robert A. Friedmann and wife, Donna Jo Friedmann, 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 June, 19 75.

David B. Herbert
Notary Public

My commission expires: 7-27-77

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

$39,491.57 Amount

Paul H. Uselton

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF June 19 75

MY COMMISSION EXPIRES 7-27-77 (AFFIX SEAL)

David B. Herbert
Notary Public

WARRANTY DEED

FROM

ROBERT A. FRIEDMANN & WIFE,

TO

DONNA JO FRIEDMANN

PAUL H. USELTON, SR. & WIFE, BEADIE A. USELTON AND PAUL H. USELTON, JR. & WIFE, BERNICE A. USELTON

D 02294

IDENTIF. REFERENCE

JUN 11 2 29 PM '75

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

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

JUN 11 75 CONV 39,491.57

JUN 11 75 S'TAX A* 102.70

JUN 11 75 PR'FEE A* .50

JUN 11 75 W'DEED A* 4.00 * 107.20

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