BOOK 4921 PAGE 961

This instrument prepared by:
John W. Kelley, Attorney
Nashville, Tennessee

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
72-2-44 72-2-45	Mr/Mrs Robert R. Criswell	New Owners
FIELD BOOK NUMBER(S) 15DA-7022 15DA-7020	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 1012&1014 Kirkland Avenue	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) and other good and valuable considerations, the receipt of which is hereby acknowledged,

JUN 13	CONV	17,200.00				
JUN 13	S'TAX		A*	44.72		
JUN 13	PR'FEE		A*	.50		
JUN 13	W'DEED		A*	4.00	*	49.22

we, JAMES W. KELLEY, SR., and wife, MIRIAM RUTH KELLEY hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ROBERT R. CRISWELL and wife, HELEN L. CRISWELL

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:

Two Tracts of land in Davidson County, Tennessee, as follows:

TRACT I: Being Lot 11 on the Plan of Richardson Subdivision, Block "A", as of record in Book 2133, page 2.

Said Lot No. 11 fronts 75.3 feet on the southerly margin of Richardson Avenue, now known as Kirkland Avenue, and extends back between parallel lines, 165.0 feet to a dead line on which it measures 75.3 feet.

Being the same property conveyed to James W. Kelley, Sr., and wife, Miriam Ruth Kelley, by deed from H. H. Richardson and wife, Eva Richardson, as of record in Book 4183, page 444.

TRACT II: Being Lot No. 12 on the Plan of Richardson Subdivision, Block "A", as of record in Book 2133, page 2.

Said Lot No. 12 fronts 75.3 feet on the southerly margin of Richardson Avenue, now Kirkland Avenue, and runs back between parallel lines 165.0 feet to a dead line on which it measures 75.3 feet thereon.

Being the same property conveyed to James W. Kelley, Sr., and wife, Miriam Ruth Kelley, by deed from H. H. Richardson and wife, Eva Richardson, as of record in Book 4183, page 446.

The said Miriam Ruth Kelley is one and same person as Mirian Ruth Kelley.

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 Grantees.

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 30th day of May, 1975.

James W. Kelley, Sr.

Miriam Ruth Kelley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4921 PAGE 962

Before me, Mary Ann Selley, a Notary Public in and for the State and County aforesaid, personally appeared the within named James W. Kelley, Sr., and wife, Miriam Ruth Kelley 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 10th day of May, 19 75.

My commission expires: 8/20/78

Mary Ann Selley
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
$ 17,200.00
Amount

Robert R Criswell

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May 19

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

Notary Public

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
JAMES W. KELLEY, SR. AND WIFE

TO
ROBERT CRISWELL AND WIFE

D 0 2 6 4 3

IDENTIF. REFERENCE

JUN 13 10 26 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Flr. 3rd Natl. Bk. Bldg.
Nashville, Tennessee 37219

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