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

BOOK 4928 PAGE 733

WARRANTY DEED

BEAU E. FOLK, JR. FORM

TAX PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
90-16-40	Ira Nicholson 533 American Road Nashville, Tennessee 37209	New Owner
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
8DA-30820	533 American 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,

TERRELL BRUCE McCONNELL and wife, DARLENE E. McCONNELL hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto IRA NICHOLSON and wife, MARGUERITE NICHOLSON

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.34 on the Plan of Charlotte Park Subdivision, Section I, as of record in Book 2663, pages 2, 3, 4, 5 and 6.

Said Lot No.34 fronts 70.0 feet on the southerly side of American Road and runs back 145.5 feet on the westerly line and 148.0 feet on the easterly line, to a dead line in the rear, on which it measures 77.7 feet.

Being the same property conveyed to Terrell Bruce McConnell and wife, Darlene E. McConnell, by deed from Dewey Hugo Moss, a widower, as of record in Book 4754, page 283.

This conveyance is made subject to restrictions of record in Book 2638, page 490.

The said Terrell B. McConnell, being the one and same person as Terrell Bruce McConnell.

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 12th day of June, 1975.

Terrell Bruce McConnell

Darlene E. McConnell

Terrell B. McConnell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4928 PAGE 734

Before me, Dorothy M. Bass, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

Terrell Bruce McConnell, being one and same person as Terrell B. McConnell the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 13 day of June, 19 75.

My commission expires: 10-31-76

Dorothy M. Bass
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Dorothy M. Bass, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

Darlene E. McConnell

the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 13 day of June, 19 75.

My commission expires: 10-31-76

Dorothy M. Bass
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,050.00

Affiant

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

MY COMMISSION EXPIRES 8/9/75 (AFFIX SEAL)

Max D. Wilson
Notary Public

WARRANTY DEED

FROM TERRELL BRUCE McCONNELL AND WIFE

TO VERA NICHOLSON AND WIFE

D 05335

IDENTIF. REFERENCE

JUL 2 3 06 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

JUL-25	CONV	26,050.00			
JUL-25	S'TAX		A*	67.60	
JUL-25	PR'FEE		A*	.50	
JUL-25	W'DEED		A*	4.00	* 72.10

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