WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
118-10-113	Mrs. Eula B. Welch	Guaranty Mtge. Co. First American Center Nashville, Tennessee 37238
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 024355
16DA-14135	3401 Pleasant Valley 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, and in further consideration of the assumption of, and agreement by the grantee herein to pay, the principal balance now due, plus future interest, on a certain note payable to Guaranty Mortgage Company in the original sum of $12,900.00, payable according to the terms and conditions thereof, with interest as set forth in said note, and being secured by a deed of trust of record in Book 4103, page 2,

JOSEPH B. SCOTT and wife, JUDY F. SCOTT

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto EULA B. WELCH, a widow

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. 54 on the Map of Pleasant Valley, as of record in Book 1424, page 63, described as follows:

BEGINNING at a point in the westerly margin of Pleasant Valley Road at the corner of Lots Nos. 53 and 54; thence with the line between said lots, westerly 145.1 feet to a point; thence northerly 108.5 feet to the south margin of Greenvale Drive; thence with the margin of the same, easterly 85.3 feet to the beginning of a curve; thence around said curve, southeasterly 95.06 feet to the westerly margin of Pleasant Valley Road; thence with the margin of the same, southerly 10 feet to the beginning.

Being the same property conveyed to Joseph B. Scott and wife, Judy F. Scott, by deed from Bobby Lee Pitts and wife, as of record in Book 4398, page 254.

This conveyance is made subject to restrictions of record in Book 1452, page 299 and Book 1632, page 427.

This instrument prepared by Douglas A. Brace, Attorney, Third National Bank Building, Nashville, Tennessee upon information furnished by the parties.

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 Grantee agrees to pay.

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 25th day of August, 1975.

Joseph B. Scott

Judy F. Scott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4946 PAGE 424

Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named Joseph B. Scott and wife, Judy F. Scott 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 25th day of August, 1975.

My commission expires: 4/23/78

Douglas A. Brace
Notary Public

DOUGLAS A. BRACE * NOTARY PUBLIC * DAVIDSON

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 19,188.98

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August, 1975

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

Notary Public

DOUGLAS A. BRACE * NOTARY PUBLIC * DAVIDSON

WARRANTY DEED

FROM

JOSEPH B. SCOTT AND WIFE

TO

EULA B. WELCH

D 13378

FEDERAL REFERENCE

AUG 29 10 49 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
3rd Natl. Bk. Bldg.
14th Flr. 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* 49.92 _____, a corporation, the bargainor, and that _____, as such A* .50 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 A* 4.00 * 54.42 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