THIS INSTRUMENT PREPARED BY:

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

BOOK 5001 PAGE 721

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
129-11-167	JOSEPH A. NUSSLE, ET UX	New Owners
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
7D-36974	70 Vaughn's Gap 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 ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged; we,

RICHARD J. OLDS and wife, SHARON D. OLDS,

3-2-76 C. O. 45,000.00
S.T. 117.00
P.F. .50
W.D. 4.00 121.50

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOSEPH A. NUSSLE and wife, KATHRYN JANE NUSSLE,

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. 147 on the Plan of Section 1, Warner Park Valley, of record in Book 3600, pages 12-14, Register's Office for Davidson County, Tennessee.

Said Lot fronts 100 feet on the east side of Vaughn's Gap Road and runs back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to Richard J. Olds and wife, Sharon D. Olds by deed from Charles H. Reese, III and wife, Carolyn C. Reese, of record in Book 4702, page 135, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 3466, page 89, 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 1976 taxes, a lien not yet due and payable, which have been prorated and assumed by the grantees herein.

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 28th day of February, 19 76

Richard J. Olds
RICHARD J. OLDS

Sharon D. Olds
SHARON D. OLDS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5001 PAGE 722

Before me, DAVID B. HERBERT, a Notary Public in and for the State and County aforesaid, personally appeared the within named Richard J. Olds and wife, Sharon D. Olds, 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 28th day of February, 1976.

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 $ 45,000.00

Amount

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF February 76

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

D 38394

IDENTIF. REFERENCE

MAR 2 2 28 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

DBH:jpl

FROM
RICHARD D. OLDS & WIFE,
SHARON D. OLDS

TO
JOSEPH A. NUSSLE & WIFE,
KATHRYN NUSSLE

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Floor, 3rd National Bank 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