THIS INSTRUMENT PREPARED BY:

BOOK 5017 PAGE 470

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
103-2-76	JOHN J. FRIEDLI, JR. ET UX	Commerce Union Bank 404 James Robertson Parkway, Suite A Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
8DA-44770	202 Orlando Avenue	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, the 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 in the original principal sum of $14,900.00, payable as therein specified to Commerce Union Bank, including interest as set forth therein, said note being secured by a deed of trust executed by Kenneth W. O'Kelley and wife, Kathy A. O'Kelley, to J. G. Palmer, Trustee, of record in Book 4917, page 282, said Register's Office, and said deed of trust being modified by increasing the principal sum in the amount of $985.00, making a total debt of $15,885.00, said modification of record in Book 4959, page 57, said Register's Office; we

KENNETH W. O'KELLEY AND WIFE, KATHY A. O'KELLEY,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHN J. FRIEDLI, JR. AND WIFE, BRENDA FRIEDLI

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. 3 on the Plan of the Division of Two Parts of Lot NO. 3 on the Plan of the division of Two Parts of Lot No. 25 of the C. C. Vernon Farm, of record in Plan Book 1130, page 57, Register's Office for said County.

Said Lot No. 3 fronts 50 feet on the easterly margin of Orlando Avenue and extends back 157.8 feet on the northerly line and 159 feet on the southerly line, to an alley in the rear, measuring 47 feet thereon.

Being the same property conveyed to Kenneth W. O'Kelley and wife, Kathy A. O'Kelley, by deed from Paul H. Uselton, Jr. and wife, Bernice A. Uselton, of record in Book 4917, page 280, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to easements, restrictions, and setback lines of record, if any.

APR21'76	CONV	19,078.61			
APR21'76	S'TAX		B*	49.40	
APR21'76	R'FEE		B*	.50	
APR21'76	M'DEED		B*	4.00	* 53.90

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 herein before stated, and for 1976 taxes which have been prorated and assumed by the 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 21st day of April, 1976.

Kenneth W. O'Kelley
KENNETH W. O'KELLEY

Kathy A. O'Kelley
KATHY A. O'KELLEY

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 KENNETH W. O'KELLEY AND WIFE, KATHY A. O'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 21st day of APRIL, 19 76.

My commission expires: 7-27-77

David B. Herbert
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

$ 19,028.61

John J. Friedli, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF April, 19 76

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

David B. Herbert
Notary Public

D 45659

IDENTIF. REFERENCE

APR 21 1 57 PM '76

FELIX D. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED
DBH:jpr

FROM
KENNETH W. O'KELLEY & WIFE,
KATHY A. O'KELLEY

TO
JOHN J. FRIEDLI, JR. & WIFE,
BRENDA FRIEDLI

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