THIS INSTRUMENT PREPARED BY:

BOOK 5019 PAGE 775

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
103-10-68	ALLEN B. KAISER ET UX	Home Federal Savings & Loan 230 Fourth Avenue, North Nashville, Tennessee
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
8DA-60955	4515 Price Circle 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) 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 present balance now due, plus future interest, on a certain note dated May 15, 1973, in the original principal amount of $34,400.00, payable as therein specified to Home Federal Savings & Loan Association, including interest as set forth therein, said note being secured by a deed of trust executed by James P. Jones and wife, Dona L. Jones, to Charles Nelson, Jr., Trustee, of record in Book 4707, page 848, said Register's Office; we,

JAMES P. JONES AND WIFE, DONA L. JONES,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ALLEN B. KAISER AND WIFE, JOAN H. KAISER

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. 5 on the Plan of Hillwood Estates, Section 1, of record in Plan Book 1835, page 117, Register's Office for said County.

Said Lot No. 5 fronts 144.45 feet on the southeasterly margin of Price Circle Road and extends back 406.5 feet on the northeasterly line and 491.2 feet on the southwesterly line to a dead line in the rear, measuring 144 feet thereon.

Being the same property conveyed to James P. Jones and wife, Dona L. Jones, by deed from Fred W. Miller and wife, Evelyn B. Miller, of record in Book 4707, page 846, Register's Office for Davidson County, Tennessee.

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

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.

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 27th day of April, 1976.

JAMES P. JONES

DONA L. JONES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, David B. Herbert, a Notary Public in and for the State and County aforesaid, personally appeared the within named James P. Jones and wife, Dona L. Jones,

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 27th day of April, 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

$ 62,000.00 Amount

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April 76

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

D 46714

WARRANTY DEED

DBH:jpr

FROM

JAMES P. JONES AND WIFE,

DONA L. JONES

TO

ALLEN B. KAISER AND WIFE,

JOAN H. KAISER

IDENTIFICATION REFERENCE

APR 28 10 25 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Floor, 3rd National Bank Bldg.
Nashville, Tennessee 37219

Mail

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