THIS INSTRUMENT PREPARED BY: [illegible]

BOOK 5065 PAGE 80

DAVID B. HERBERT

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S) NASHVILLE, TENN.	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
M. 21 B 57 pal	N. H. O'BRIEN, ET UX 5103 Rawlings Road Joelton, Tennessee 37080	New Owners
FIELD BOOK NUMBER(S) 76 158	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
		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; we,

SEP-2[illegible]	CONV	36,950.00		
SEP-2[illegible]	S'TAX		B* 95.94	
SEP-2[illegible]	PR'FEE		B* .50	
SEP-2[illegible]	W'DEED		B* 4.00	* 100.44

H. R. POTTER AND WIFE, SALLIE C. POTTER,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto N. H. O'BRIEN AND WIFE, MILDRED H. O'BRIEN

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:

Land in Davidson County, Tennessee, being Lot No. 11 on the unrecorded plan of Potter Estates, Section I, Register's Office for said County, described as follows:

Said Lot No. 11 fronts 140.00 feet on the east margin of Road "B" and extends back 451.5 feet on the north line and 648.11 feet on the south line, to a line on the rear on which it measures 456.02 feet.

Being part of the property conveyed to H. R. Potter and wife, Sallie C. Potter by deed of record in Book 3677, page 600, Register's Office for said County, and being part of the property conveyed to H. R. Potter and wife, by deed of record in Book 3431, page 511, said Register's Office.

Grantors convey a temporary 40' Ingress and Egress easement running between Lots Nos. 5 adn 6 and reserves a like easement across Lot No. 11, all as shown on the above mentioned unrecorded plan. Said easementsare to be vacated upon construction of Road "B" as shown on said plan. Grantor conveys his right, title and interest to an overflow easement retained in his conveyance of Lot 12 to Gary Randall Hale and wife, of record in Book _____, Page _____, Register's Office for said County.

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, 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 31st day of August, 1976.

H. R. Potter
H. R. POTTER

Sallie C. Potter
SALLIE C. POTTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named H. R. Potter and wife, Sallie C. Potter,

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 31st day of August, 19 76.

My commission expires: 4-23-78

Douglas A. Brace
Notary Public

NOTARY PUBLIC * DAVIDSON COUNTY

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 $ 36,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 1976

MY COMMISSION EXPIRES: 4/28/78 (AFFIX SEAL)

Notary Public

NOTARY PUBLIC * DAVIDSON COUNTY

D 66302

IDENTIF. REFERENCE

SEP 2 2 47 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED
DBH:lpr

FROM
H. R. POTTER AND WIFE,
SALLIE C. POTTER

TO
A. H. O'BRIEN AND WIFE,
MILDRED H. O'BRIEN

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