This Instrument Prepared By:
DAVID B. HERSERT
Ors, Kelley, Herbert & Crawford
23rd Floor, L & C Tower
Nashville, Tennessee 37219

BOOK 5109 PAGE 398

WARRANTY DEED

REAU E. FOLK, JR. FORM.

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
142-3-53	Mr/Mrs. Steven Nathan	Home Federal Savings & Loan 233 4th Avenue North Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 50-700-7
9D-5185	7304 Cavalier 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 grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated February 3, 1975, in the original principal sum of $52,000.00 payable to Home Federal Savings and Loan Association of Nashville, in monthly installments as set forth in said note, with interest as set out therein, and being secured by a deed of trust executed by James Byron Kuss and wife, Glenda F. Kuss to Attorneys Title Company, Inc., Trustee, as of record in Book 4887, page 266,

JAMES BYRON KUSS and wife, GLENDA F. KUSS,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto STEVEN NATHAN and wife, DIANE G. NATHAN

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. 323 on the Plat of Walnut Hill Manor, Section 1, of record in Plat Book 4460, page 108.

Beginning at a point in the southwesterly margin of Stirrup Drive, at the common front corner of Lots 323 and 324; thence with the line between said two lots southwesterly 137.6 feet to a concrete monument said point being the common rear corner of Lots 322, 323 and 324; thence with the line between Lots 322 and 323 southerly 95.7 feet to a point in the northerly margin of Cavalier Drive; thence with the margin of the same northeasterly 132.0 feet to a concrete monument at the beginning of a curve to the left having a radius of 25.0 feet; thence around said curve 39.27 feet to a concrete monument in the westerly margin of Stirrup Drive; thence with the margin of the same northwesterly 148.0 feet to the point of beginning.

Being the same property conveyed to James Byron Kuss and wife, Glenda F. Kuss by deed from Billy M. Brown and wife, Hazel L. Brown of record in Book 4887, page 264.

This conveyance is made subject to restrictions of record in Book 4643, page 946.

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 1977 taxes 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 26th day of January, 1977.

James Byron Kuss
JAMES BYRON KUSS

Glenda F. Kuss
GLENDA F. KUSS

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 Byron Kuss and wife, Glenda F. Kuss, 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 26th day of January, 1977.

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 $ 65,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF January, 19 77

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

D 86901

WARRANTY DEED

FROM JAMES BYRON KUSS AND WIFE, GLENDA F. KUSS

TO STEVEN NATHAN AND WIFE, DIANE G. NATHAN

IDENTIF. REFERENCE

JAN 26 3 54 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

JAN 26 72	CONV	65,500.00		
JAN 26 72	S'TAX		B* 170.30	
JAN 26 72	PR'FEE		B* .50	
JAN 26 72	W'DEED		B* 4.00	* 174.80

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

Please return to:
DAVID B. HERBERT
23rd Floor, L & C Tower
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