This Instrument Prepared By:
DAVID R. KINSEY
Orr, Kelley, Herbert & Crawford
23rd Floor, L & C Tower
Nashville, Tennessee 37219

BOOK 5131 PAGE 431

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
	Mr. Bernard M.Rosenblum	Security Federal Savings & Loan 500 Union Street Nashville,Tennessee
FIELD BOOK NUMBER(S) 8D-8742	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 6628 Upton Lane	LOAN OR ACCOUNT NO. 4050-4 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 July 25, 1972, in the original principal sum of $28,800.00, payable to Security Federal Savings & Loan Association, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Thomas S. Tow, unmarried, to Everett A. Covington, Jr., Trustee, as of record in Book 4623, page 1.

THOMAS S. TOW and wife, DEBORAH ANN TOW

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto BERNARD M. ROSENBLUM

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. 23 on the Plan of Charlotte Park, Section 26, as of record in Book 3700, page 91.

Said Lot No. 23 fronts 86.94 feet on the westerly side of Upton Lane and runs back 174.82 feet on the northerly line and 164.23 feet more or less on the southerly line, to the Cumberland River and measures 83.66 feet, more or less on the rear line.

Being the same property conveyed to Thomas S. Tow, by deed from Joseph Fay McGinnis and wife, Frances L. McGinnis, as of record in Book 4622,page 996, the said Thomas S. Tow having since married Deboran Ann Tow.

This conveyance is made subject to restrictions of record in Book 4065, page 67, as amended by instrument in Book 4142, page 166.

APR-5	CONV	48,500.00			
APR-5	S'TAX		B*	126.10	
APR-5	PR'FEE		B*	.50	
APR-5	W'DEED		B*	4.00	* 130.60

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 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 31 day of March, 19 77.

Thomas S. Tow

Deborah Ann Tow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named Thomas S. Tow and wife, Deborah Ann Tow 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 31 day of March, 1977.

My commission expires: 4-23-78

Douglas A. Brace
Notary Public

DOUGLAS A. BRACE 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 $ 48,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF March, 77

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL) Notary Public

DOUGLAS A. BRACE NOTARY PUBLIC DAVIDSON COUNTY

D 97142

T

IDENTIF. REFERENCE

APR 5 4 08 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

THOMAS S. TOW AND WIFE

TO

BERNARD M. ROSENBLUM

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

DAVID B. HERBERT
ORTALE, KELLEY, HERBERT & CRAWFORD
3rd 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