THIS INSTRUMENT PREPARED BY:
DAVID B. HERBERT
Bass, Berry & Crawford

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23rd Floor, L & C Tower
Nashville, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
61-3-7	Noel H. O'Brien Mildred H. O'Brien	First Investment Company P. O. Box 749 Columbus, Ohio 43216
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
12D-12565	4502 Saunders 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), and other good and valuable considerations, 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 January 21, 1972, in the original principal sum of $17,650.00, payable to First Investment Company, 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 Charles G. Leech and wife, to Percy Wilkins, Jr., Trustee, as of record in Book 4571, Page 894, Register's Office, Davidson County, Tennessee,

CHARLES G. LEECH and wife, AGNES M. LEECH,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto NOEL 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:

BEING Lot No. 77 on the Plan of Section Two, Gra-Mar Acres, as of record in Book 2133, Page 74, Register's Office for Said County.

SAID Lot No. 77 fronts 100 feet on the easterly side of Saunders Avenue and runs back 244.1 feet on the northerly line and 143.1 feet on the southerly line, to a dead line, measuring 147.5 feet thereon.

BEING the same property conveyed to Charles G. Leech and wife, Agnes M. Leech, by deed from Walter Perry Johnson and wife, Anne H. Johnson, of record in Book 4571, Page 892, Register's Office, Davidson County, Tennessee.

THIS conveyance is made subject to restrictions of record in Book 2202, Page 222, Book 2805, Page 542, Book 2875, Page 474, and Book 3575, Page 533, Register's Office for Davidson County, Tennessee, and any existing easements of record.

NOV-3	CONV	31,250.00				
NOV-3	S'TAX		B*	81.12		
NOV-3	PR'FEE		B*	.50		
NOV-3	W'DEED		B*	4.00	*	85.62

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 1st day of November, 1977.

Charles G. Leech

Agnes M. Leech

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Charles G. Leech and wife, Agnes M. Leech 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 1st day of November, 1977.

Notary Public

My commission expires: 4-23-78

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 they 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 $ 31,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF November 1977

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

WARRANTY DEED

FROM
CHARLES G. LEECH and wife,
AGNES M. LEECH

TO
NOEL H. O'BRIEN and wife,
MILDRED H. O'BRIEN

E 34807.

T
IDENTIF. REFERENCE

Nov 3 9 40 AM '77
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Please return to:
DAVID B. HERBERT
Suite 1500, L & C Tower
Nashville, Tennessee 37219

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
~~14th Floor, 2nd 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