G 149425

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $2,000.00 - (Two-Thousand and No/100) - - - - - - DOLLARS

cash in hand paid by Kenneth B. Duncan and wife, Edna P. Duncan, and the further consideration that said Kenneth B. Duncan and wife, Edna P. Duncan assume and agree to pay the remaining principal sum of an indebtedness in the amount of $15,264.64, as shown of record in Book 3017, page 571, R.O.D.C. hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, JERRY L. KEMP and wife, RAY W. KEMP

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Sec. I, Caldwell Country Estates, as of record in Book 2663, page 68, Register's Office for said County.

Said Lot fronts 80 feet on the easterly side of Salem Drive, and runs back between parallel lines 228.4 feet to a dead line.

Being the same property conveyed to Jerry L. Kemp and wife, Ray W. Kemp, by deed from Gerald E. Sheridan and wife, as of record in Book 2997, page 563, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

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.

Witness our hands this 23rd day of January 1962

Ray W. Kemp Jerry L. Kemp

STATE TAX $ 25.90
PROBATE .50
TOTAL $ 26.40

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, the under signed, a Notary Public in and for said County and State, the within named Jerry L. Kemp and wife, Ray W. Kemp

JAN 24 1962
C. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

the bargainors, 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 23rd day of January, 1962

Commission expires April 26, 1965

Mrs. Wilma Barnard
Notary Public.

TENNESSEE TITLE COMPANY

G 149425

80412

Warranty Deed

FROM Jerry L. Kemp et ux

TO Kenneth B. Duncan et ux

REGISTERS OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 24 day of JAN A.D. 1962 at 11:21 o'clock A.M.
Noted in Book 61 Page 169
Recorded in Book ___ Page ___
Recording Fee $ 2.00
JAMES P. WILSON, Register
By ___ Deputy Reg.

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Mail to Tenn. Real Estate Co. 346 Murfreesboro Road, Nashville