WARRANTY DEED

BOOK 3846 PAGE 802

REAU E. FOLK, JR. FORM

ATC 118372

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 96-13 Par 113	Mr. & Mrs. Jimmy T. Garner 2878 Lyncrest Drive Nashville, Tennessee	Kimbrough-Kavanaugh & Associates 416 Union Street Nashville, Tennessee
FIELD BOOK NUMBER(S) 3D-46275	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 2878 Lyncrest Drive	LOAN OR ACCOUNT NO. A-163627 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 all 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 12, 1960, in the original principal sum of $12,000.00, payable to Kimbrough-Phillips Company in monthly installments of $66.36, including interest at 5½% per annum, said note being secured by a deed of trust executed by Dewitt Kennemur, Jr. and wife, to Miller Kimbrough Trustee, of record in Book 3023, page 557,

DEWITT KENNEMUR, JR. and wife, LINDA C. KENNEMUR, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JIMMY T. GARNER and wife, RUBY E. GARNER,

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. 7 on the Plan of Twinlawn Subdivision, Section 2, as of record in Book 2854, page 44.

Said Lot No. 7 fronts 80 feet on the northerly side of Lyncrest Drive and extends back 176.2 feet on the easterly line and 176.3 feet on the westerly line to a dead line in the rear measuring 81 feet.

Being the same property conveyed to Dewitt Kennemur, Jr. and wife, by deed from Charles A. Wheeler, Jr. and wife, of record in Book 3028, page 513.

This conveyance is made subject to restrictions of record in Book 2903, page 131.

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.

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 28th day of December, 1964.

Linda C. Kennemur
Linda C. Kennemur

Dewitt Kennemur, Jr.
Dewitt Kennemur, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 3846 PAGE 803

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 _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF VIRGINIA
~~COUNTY OF~~ HENRICO, CITY OF RICHMOND

Before me, W. W. Vaughan Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Dewitt Kennemur, Jr. and wife, Linda C. Kennemur,

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 Richmond, Virginia, this, the 28 day of December, 19 64.

W. W. Vaughan Jr.
Notary Public

My commission expires:
My Commission Expires March 19, 1965

WARRANTY DEED
REF:hs

FROM
DEWITT KENNEMUR, JR. and wife,

TO
JIMMY T. GARNER and wife,

63587

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 30 3 33 PM '64

NOTE BOOK 110 PAGE 647
RECORDING FEE 2.00
DEP. REG. C

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File Room Tract

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

STATE TAX $ 19.66
PROBATE .50
TOTAL and $ 20.16

DEC 30 1964
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID DEC 30 1964
C 1