TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO BOOK 3858 PAGE 408	MAP PARCEL NUMBERS
Edward T. Kephart and wife, Elizabeth A. Kephart	Guaranty Mortgage Company (NAME)	18N 12428
South 10th Street (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	Map 82-16
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 414

For and in consideration of the sum of ----------$10,250.00----------
---------- Ten Thousand, Two Hundred, Fifty and No/100 ---------- DOLLARS
cash in hand paid by EDWARD T. KEPHART AND WIFE, ELIZABETH A. KEPHART

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, HENRY HUDSON AND BILL M. BOWMAN

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. 24 on the Plan of Shelby Hills Subdivision, as of record in Book 3600, page 17, Register's Office for Davidson County, Tennessee.

Said lot No. 24 fronts 50 feet on the west side of South 10th Street and runs back between lines 161.41 feet on the northerly side and 131.88 feet on the southerly side to a line in the rear on which it measures 58.07 feet thereon.

Being part of the same property conveyed to Henry Hudson and Bill M. Bowman, by deed from Nashville Housing Authority, of record in book 3762, page 11, R.O.D.C. Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

unimproved ( )
This is improved (X) property, known as South 10th Street, Nashville, Tennessee
(House Number) (Street) P. O. Address (City or Town) (Postal Zone)

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 5th day of February, 19 65.

STATE TAX $ [illegible]
PROBATE .50
TOTAL $ [illegible]

Henry Hudson
Bill M. Bowman

STATE OF TENNESSEE
DAVIDSON COUNTY

FEB 5 1965
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID FEB 5 - 1965
Rachael H. McKeen, D.C.

Personally appeared before me, Rachael H. McKeen, a Notary Public in and for said County and State, the within named Henry Hudson and Bill M. Bowman, 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 5th day of February, 19 65.

Commission expires April 26, 1966 Notary Public Rachael H. McKeen

TENNESSEE TITLE COMPANY

63004

Warranty Deed

Henry Hudson and wife, Bill M. Bowman

TO

Edward T. Kephart and wife, Elizabeth A. Kephart

GUARANTY MORTGAGE CO. OF TENNESSEE

PUT REVENUE STAMPS HERE

PUT COUNTY REVENUE STAMPS HERE

FEB 5 1965 REGISTER

FEE 2.75

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ABSTRACT