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FORM NO. WD-1

THIS INSTRUMENT WAS PREPARED BY
John B. Downey, Attorney, 990 Davidson Drive, Nashville, Tennessee 37205
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wesley L. Kinser III etal (NAME)	Wesley L. Kinser III etal (NAME)	132 14 31
529 Stahlman Building (STREET ADDRESS OR ROUTE NUMBER)	529 Stahlman Building (STREET ADDRESS)	OH 02855
Nashville, Tenn. 37201 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 104,198.32

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May 1968

Notary Public

MY COMMISSION EXPIRES: April 26, 1970

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~XXX~~ Tamworth Properties, Inc., a Tennessee Corporation,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wesley L. Kinser III and wife, Carol Ann Kinser, ½ undivided interest; and John B. Downey and wife, Miriam E. Downey, ½ undivided interest,

HEREINAFTER CALLED THE 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 Lots Nos. 1 and 2 on the Plan of Hermitage Stud Subdivision of John Thompson Property, being part of Lot No. 3 of the property of John Overton Estate, described according to a survey made April 19, 1932, by W. B. Southgate, Surveyor, as follows:

Said Lots Nos. 1 and 2 front 200 feet each on the westerly side of Franklin Road, and run back between parallel lines 638 ½ feet to a dead line, said Lot No. 1 running back with the southerly margin of Battery Road, each lot containing 2.93 acres, more or less.

Being the same property conveyed to Tamworth Properties, Inc., by deed from John M. Grissim and wife, Jean F. Grissim, of record in Book 3906, page 480, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the terms and conditions of a deed of trust to which reference is here made, executed by J. M. Grissim and wife, Jean F. Grissim, to G. F. Turner, Trustee, of record in Book 3752, page 421, said Register's Office, to secure the payment of one note dated May 8, 1964, in the original principal amount of $60,000.00, payable in 119 monthly installments of $506.34 each, the 120th payment being for the entire balance due, with interest at the rate of 6% per annum, and the herein named grantees assume and agree to pay the unpaid balance of said note.

This is unimproved ( ) improved (X) property, known as 4501 Franklin Road, Nashville, Tennessee 37220
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 Tamworth Properties, Inc., a Tennessee Corporation, has caused ~~XXXXXX~~ ~~XXXX~~ ~~XXXX~~ ~~XXXXX~~ ~~XXXXX~~ ~~XX~~ this instrument to be executed by its duly authorized officer on this the 1st day May, 1968.

Tamworth Properties, Inc.
By: W. H. Kasmaier, Pres.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, 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 _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Jo Ann Smith, a Notary Public within and for the State and County aforesaid, personally appeared W. H. Cammack and ~~x~~ _____ with whom I am personally acquainted and who upon (his oath) (~~their several oaths~~) acknowledged (himself) (~~themselves~~) to be the President and ~~x~~ _____ ~~respectively~~ of the Tamworth Properties, Inc. the within named bargainor, a corporation, and that (he) as such President (they) and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said W. H. Cammack as such President ~~and stating the same by the said~~ ~~x~~ _____

Witness my hand and official seal at office at Nashville, Tennessee on this the 1st day of May, 19 68.

My commission expires April 26, 1971

Jo Ann Smith
Notary Public

Please mail to:
Wesley L. Kinser III
529 Stahlman Building
Nashville, Tennessee 37201

WARRANTY DEED

FROM
Tamworth Properties, Inc.

TO
Wesley L. Kinser III, etal

14896

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 2 1 48 PM '68
NOTED BOOK 118 PAGE 679
RECORDING FEE $ 3.00
DEP. REG. _____

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

STATE TAX $ 220.92
PROBATE .50
TOTAL $ 221.42

MAY 2 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.