246 PAGE 1 3

This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED
TTC 204056

REAU E. FOLK, JR. FORM

PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 59-14 Par. 2	Mr/Mrs Alfred H. Turney 3017 Hummingbird Drive Nashville, Tennessee	Kimbrough-Kavanaugh & Associates 404 Jas. Robertson Parkway Nashville, Tennessee
FIELD BOOK NUMBER(S) 13D-18735	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 3017 Hummingbird Drive	LOAN OR ACCOUNT NO 41-604415-PB PROPERTY IS [XX] 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 consideration the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees to pay, the principal balance now due, plus future interest, on a certain note, dated October 27, 1958, in the original principal sum of $11,000.00, payable to Kimbrough-Phillips Company (now, Kimbrough-Kavanaugh and Associates) in monthly installments of $57.39, including interest at 4-3/4% per annum, being secured by a deed of trust executed by Thomas Wesley Bryant and wife, to Miller Kimbrough, Trustee, as of record in Book 2867, page 581, and by instrument of record in Book 2868, page 291, the above debt was assigned to Federal National Mortgage Association,

CLELLA B. ZIMMERMAN, unmarried,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ALFRED H. TURNEY and wife, GEORGIA E. TURNEY,

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. 217 on the Plan of Treppard Heights, as of record in Book 2663, page 64.

Said Lot No. 217 fronts 100 feet on the southerly side of Humminghird Drive and extends back between lines, 311.7 feet on the westerly line and 323.3 feet on the easterly line, to a dead line in the rear measuring 100.7 feet thereon.

Being the same property conveyed to L. A. Zimmerman and wife, Clella B. Zimmerman, by deed from Thomas Wesley Bryant and wife as of record in Book 3503, page 95.

By decree of the Fourth Circuit Court of Davidson County, Tennessee, Docket No. 51771, entered in Minute Book 57-B, page _____, all rights, title and interest of the said L. (Leland) A. Zimmerman in and to the said property were divested out of him and vested in the said Clella B. Zimmerman.

This conveyance is made subject to restrictions of record in Book 2752, page 213.

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, and for 1968 Metro Taxes, which have been prorated and assumed by the Buyers.

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 11th day of June, 1968.

Clella B. Zimmerman

Clella B. Zimmerman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4246 PAGE 706

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Clella B. Zimmerman, unmarried, the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this, the 21st day of June, 1968.

My commission expires: July 26, 1970

Reau E. Folk Jr.
Notary Public

JUN27'68 CONV 15,253.06
STATE OF JUN27'68 S'TAX A* 39.78
COUNTY OF JUN27'68 PR'FEE A* .50
JUN27'68 W'DEED A* 3.00 * 43.28

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

My commission expires:

_____
Notary Public

WARRANTY DEED
REF.:ns

FROM
CLELLA B. ZIMMERMAN, unmarried

TO
ALFRED H. TURNEY and wife

A 03203

IDENTIF. REFERENCE

JUN 27 10 54 AM '68

FELIX Z. WILSON JT REGISTER
DAVIDSON COUNTY, TENN.

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

File Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $ 15,253.06 , which amount is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Alfred H Turney
Affiant

Sworn to and subscribed before me this 11th day of June, 1968.

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1970