THIS INSTRUMENT PREPARED BY:

DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

BOOK 4261 PAGE 873

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald L. Kinser, etux (NAME:)	Murphree Mortgage Company (NAME:)	5D-10245
3681 Tampa Drive (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue North (STREET ADDRESS)	Map. 148-1
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Pc. 159 pw

For and in Consideration of the sum of ----------$10.00----------

----------TEN AND NO/100----------*DOLLARS*

Cash paid by Donald L. Kinser and wife, Barbara L. Kinser and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said Donald L. Kinser and wife, Barbara L. Kinser of the unpaid principal balance of a note in the original amount of $21,700.00, secured by a Deed of Trust to Richard E. Corn, Trustee, recorded in Book 4089, page 980, Register's Office for Davidson County, Tennessee,

We, William W. Jean and wife, Elva M. Jean

.....*have bargained and sold, and by these presents do transfer and convey unto*

the said .....Donald L. Kinser and wife, Barbara L. Kinser,.....

.....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. 311 on the Plan of Hillbrook, Section V, as of record in Book 3700, page 73, Register's Office for said County.

Said Lot No. 311 fronts 80.2 feet on the westerly side of Tampa Drive and extends back 170.9 feet on the southerly line and 181 feet on the northerly line to a dead line in the rear on which it measures 64.7 feet.

Being the same property conveyed to William W. Jean and wife, Elva M. Jean by deed from William & Lee, Inc. as of record in Book 4089, page 978, said Register's Office.

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 24 268.60, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 19 day of AUG. 1968

NOTARY PUBLIC

My Commission Expires 10-24-70

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Donald L. Kinser and wife, Barbara L. Kinser *their heirs and assigns, forever.*

And We *do covenant with the said* Donald L. Kinser and wife, Barbara L. Kinser *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.*

And We, William W. Jean and wife, Elva M. Jean *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Donald L. Kinser and wife, Barbara L. Kinser, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hand* s *this* 15th *day of* August, *19* 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X William W. Jean
William W. Jean

X Elva M. Jean
Elva M. Jean

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ El Paso

Personally appeared before me, Nellie C. Cribley, a Notary Public in and for said County and State, the within named William W. Jean and wife, Elva M. Jean

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 El Paso, ~~Tennessee~~ Texas, this 15th day of August, 19 68.

Nellie C. Cribley, Notary Public.

Commission Expires June 1, 1969.

STATE OF.....
COUNTY OF.....

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....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in.....,
this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

G-205248 - $21,268.60

WARRANTY DEED

FROM

WILLIAM W. JEAN, ETUX

TO

DONALD L. KINSER, ETUX

A 0 9 9 8 1

IDENTIF. REFERENCE

Aug 20 4 04 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG20'68 CONV 24,268.60
AUG20'68 $TAX A* 63.18
AUG20'68 PRTEE A* 50
AUG20'68 RECD A* 6.00 * 69.68

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

Dobson & Johnson, Inc.

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