THIS INSTRUMENT PREPARED BY:

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

WARRANTY DEED

BOOK 4303 PAGE 435

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Nancy A. Kinnard (NAME)	same (NAME)	Map 120-5
725 Robert Burns Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 13
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	cw

FOR AND IN CONSIDERATION of the sum of $10.00----------

----------TEN AND NO/100---------- *Dollars,*

Cash paid by Nancy A. Kinnard, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said of the unpaid principal balance of a note in the original amount of $19,900.00, secured by a Vendor's Lien retained in the deed recorded in Book 4021, page 518, Register's Office for Davidson County, Tennessee.

I, Mary B. Hayes, a widow,

have this day bargained and sold, and do hereby transfer and convey unto the said Nancy A. Kinnard

her *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 217 on the Plan of Section II, Glengarry Park, as of record in Book 2663, page 124, Register's Office for said County.

Said lot fronts 95 feet on the northeasterly side of Robert Burns Drive and extends back 176.8 feet on the northwesterly line and 167.3 feet on the southeasterly line to a dead line in the rear on which it measures 113 feet.

Being the same property conveyed to Mary B. Hayes, a widow, by deed from Glen A. Kemp, et al, as of record in Book 4249, page 636, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 25,758.09

Affiant

Subscribed and sworn to before me, this the 21st day of January 19 69

My commission expires: 8/9/72 (Affix Seal)

Notary Public

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

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Nancy A. Kinnard

her *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as stated herein.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Nancy A. Kinnard

her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 21st *day of* January, 19 69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Mary B. Hayes
Mary B. Hayes

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Beverly Jo Womble, *a Notary Public in and for said County and State,* Mary B. Hayes, *the within named bargainor, 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* 21st *day of* January, 1969.

Beverly Jo Womble *Notary Public*

Commission expires 8/9/72

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 .....

JAN 22 69 CONV 25,758.09
JAN 22 69 S'TAX B* 67.08
JAN 22 69 PR'FEE B* .50
JAN 22 69 W'DEED B* 3.00 * 70.58

WARRANTY DEED

FROM
Mary B. Hayes
TO
Nancy A. Kinnard

A 27664

IDENTIF. REFERENCE

JAN 22 11 49 AM '69
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

FILE: Dobson & Johnson, Inc.