BOOK 4326 PAGE 102 Map 33 Par. 71

WARRANTY DEED. (For Typewriter) (Box 687-1)

For and in Consideration of the sum of Two Thousand Five Hundred ---------- Dollars,

cash in hand to us paid by Sherman M. Kinnard, Jr., and wife, ~~Gracie L.~~ Geraldine Kinnard, the receipt and sufficiency of which is hereby acknowledged,

We, Sherman M Kinnard and wife, Gracie L. Kinnard, owning a one half undivided interest in the property hereinafter conveyed and grantees herin owning the remaining one-half undivided interest in said property,

We, the said Sherman M. Kinnard and wife, Gracie Kinnard,

New Owner
Sherman M. Kinnard Jr et ux
Old Dickerson Road
Rt 3
Goodlettsville, Tenn.

Tax Bills
Same

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 2,500.00 Affiant Sherman M Kinnard JR
Subscribed and sworn to before me this 16 day of April 1969

Deputy Register J. Gentry

have bargained and sold, and by these presents do transfer and convey unto the said Sherman M. Kinnard, Jr. and wife, Geraldine Kinnard, our one-half undivided ~~their~~ interest in and to the hereinafter described property, their heirs and ~~their~~ assigns, a certain tract or parcel of land in 10th Civil District, Davidson County, State of Tennessee, as follows:

BEGINNING in the center of Old Dickerson Pike, a corner to J. L. Frank property; thence North ~~88~~ degrees 18' East 242 feet to a hackberry; thence South 29 degrees 15' East 288 feet to a stone and iron pipe; thence North 88 degrees 24' West 475 feet to the center of the Old Dickerson Pike; thence North 21 degrees 04' East with the center of Old Dickerson Pike 286.4 feet to the point of beginning, containing 2.05 acres, by survey made by H. B. Fawlkes, August, 1947.

Being the same land conveyed by "Ihstallment Deed" to Sherman M. Kinnard, Sr. and wife, Gracie L. Kinnard, and Sherman M. Kinnard, Jr. and wife Geraldine Kinnard, by deed dated 22nd day of September, 1958 of record in the Register's Office of Davidson County, Tennessee in Deed Book, Volume 91 at page 395.

Prepared by
Karl Monroe, Atty.
Celina, Tennessee

But the grantors herein, Sherman M. Kinnard, Sr., and wife Gracie L. Kinnard, by this conveyance reserve to themselves an estate for themselves for their natural life in said land conveyed, this being all our rights, interest , and title to take effect at the deaths of ourselves.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Sherman M. Kinnard, Jr. and wife, Geraldine Kinnard, their subject to our life estates heirs and assigns, forever. And We do covenant with the said Sherman M. Kinnard, Jr. and wife, Geraldine Kinnard that we are lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered.

And We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said Sherman M. Kinnard, Jr. and wife, Geraldine Kinnard, their heirs and assigns, against the lawful claims of all persons whomsoever. ~~A lien is expressly retained upon the property herein conveyed to secure all the deferred payments of purchase money.~~

Witness our hand s, this 11 day of April, 1969

Witness:

Sherman Kinnard Sr.

Gracie L. Kinnard

Attorney, At Celina, Tenn.

ACKNOWLEDGMENT BEFORE COUNTY COURT CLERK

BOOK 1326 PAGE 104

STATE OF TENNESSEE, COUNTY

Personally appeared before me, , Clerk of the County Court of said County, the within named

the bargainor , with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein named.

Witness my hand, at office, this day of , 19

....., Clerk.

....., D. C.

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE, CLAY COUNTY

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

Sherman M. Kinnard, Sr., and wife, Gracie Kinnard,

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 Office, Celina, Tennessee

Tennessee, this 11 day of April , 19 69

My Commission Expires May 31 , 19 71 /s/ Karl Monroe Notary Public.

STATE OF TENNESSEE, COUNTY.

Register's Office, , 19

I, , Register of said County, do certify that the foregoing Deed and Certificate are registered in said office, in Book No. , page ; that they were received , 19 , at o'clock M., and entered in Note Book ,

Page .....

Mail
Sherman M. Kinnard Jr
Rt 2 Box 2 Mitchellville Tenn.
By Edison Rd.

BOOK 4326 PAGE 105

Warranty Deed

FROM

Sherman M. Kinnard, Sr., and wife

Gracie Kinnard

To

Sherman M. Kinnard, Jr., and wife

Geraldine Kinnard

STATE OF TENNESSEE

.....COUNTY.

Register's Office

Received for record the.....day of

....., A.D. 19....,

at.....o'clock.....M. Noted in Note Book

....., page....., and recorded in Book

of Deeds....., Vol....., Page.....

Fee Paid, $.....

Witness my hand,

....., Register.

State Tax . . . . . $.....

Clerk's Fee . . . . . $.....

Total . . . . . $.....

Paid this.....day of.....19....

.....

County Court Clerk.

(BOX 887-U) MATIONAL FORMS & SUPPLY CO.

A 37409

IDENTIF. REFERENCE

APR 16 11 53 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR16 69	CONV	*2,500.00				
APR16 69	S'TAX		A*	6.50		
APR16 69	PR'FEE		A*	.50		
APR16 69	W'DEED		A*	6.00	*	13.00