PREPARED BY
TOM G. COLEMAN, JR
ATTORNEY AT LAW
1720 PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,830.80

Michael J. Sexton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF August 1969.

Dora B Talbert
Notary Public

MY COMMISSION EXPIRES: May 22, 1973
(AFFIX SEAL)

BOOK 4357 PAGE 642

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman Jr., Atty. At Law 1720 Parkway Towers, Nashville Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. Sexton, etux (NAME)	Murphree Mortgage Company (NAME)	Map 73-3
2308 Kimberly Drive (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue North (STREET ADDRESS)	Par 89
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	3D-69560

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, WE, Gail Lynn Rhine and wife, Linda Louise Rhine

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael J. Sexton and wife, Dorothy A. Sexton

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 Lot No. 469 on the Plan of Sunset View, Section 6, as of record in Book 2900, Pages 54 and 55, Register's Office for said County.

Said Lot No. 469 fronts 95 feet on the northerly side of Kimberly Road and extends back 255.51 feet on the easterly line and 253.71 feet on the westerly line to a deal line, measuring 95.03 feet thereon.

Being the same property conveyed to Gail Lynn Rhine and wife, Linda Louise Rhine, from S.K. Grayson and wife, Frances E. Grayson, as of record in Book 4267, Page 920, said Register's Office.

This conveyance is made subject to restrictive convenants of record in Book 2995, Page 413, said Register's Office and all applicable Metropolitan government zoning and planning regulations.

It is agreed and understood that the above named grantees assume and agree to pay the remaining unpaid balance on the deed of trust of record in Book 3318, Page 353, payable to Murphree Mortgage Company, and a deed of trust of record in Book 3719, Page 621, and a lien retained in a deed from S.K. Grayson and wife, Frances E. Grayson to Gail Lynn Rhine and wife, Linda Louise Rhine, of record in Book 4267, Page 920, said Register's Office.

The escrow account is to be transferred to buyer at no cost.

This is { } unimproved { } improved property, known as 2308 Kimberly Drive (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37214 (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.

Witness our hand S this 12th day of June, 1969

Gail Lynn Rhine

Linda Louise Rhine

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Dee R. Tolbert, a Notary Public in and for said County and State, the within named Gail Lynn Rhine and wife, Linda Louise Rhine

the bargainor, 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 Nashville, Tennessee, this 15 day of June 1969

Commission expires May 27, 1973

Dee R Tolbert
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the within named bargainor, a corporation, and that (he) (they) as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM Gail Lynn Rhine, etux

TO Michael J. Sexton, etux

A 50845

IDENTIF. REFERENCE

AUG 14 1 06 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 14 CONV 18,830.86
AUG 14 RS TAX A* 48.88
AUG 14 RS PR'FEE A* .50
AUG 14 WDEED A* 3.00 * 52.38