FORM NO. WD-1

BOOK 4364 PAGE 361

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 9,449.34

Judy Davenport
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF Aug., 1969.

Cicile H. Preston
Notary Public

MY COMMISSION EXPIRES: 2 Sept. 1972

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Percy Wilkins, Jr., Attorney, 633 Stahlman Bldg., Nashville, Tenn.
NAME ADDRESS
from information furnished by the parties

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Kerr (NAME)	United Mortgagee Servicing Corp. (NAME)	6DA
3004 Louise Drive (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Map 119-13
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia (CITY) (STATE) (ZIP)	Par. 152 PW

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, JOSEPH L. DENNIS AND WIFE, LEONA M. DENNIS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES E. KERR AND WIFE, MARY L. KERR

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. 18 on the Plan of H. G. McNabbs Subdivision, of record in Book 1130, page 64, Register's Office for Davidson County, Tennessee.

SAID Lot No. 18 fronts 70 feet on the easterly margin of Louise Drive and extends back between lines 160.4 feet on the southerly line and 160.6 feet on the northerly line to a dead line in the rear on which it measures 70 feet.

BEING the same property conveyed to Joseph L. Dennis and wife, Leona M. Dennis by deed from Robert M. Barnes and wife, Pauline Barnes, of record in Book 4319, page 564, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust of record in the Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid deed of trust is hereby tranferred to said grantees.

This is unimproved ( ) improved (X) property, known as 3004 Louise Drive, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (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 26 day of Aug., 1969

Joseph L. Dennis — Joseph L. Dennis

Leona M. Dennis — Leona M. Dennis

STATE OF TENNESSEE
Davidson County

BOOK 4364 PAGE 362

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph L. Dennis and wife, Leona M. Dennis

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 NASHVILLE, Tennessee, this 26 day of Aug, 1969

Commission expires 25 Apr 1972

Alfred H. Gaston
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ 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
JOSEPH L. DENNIS ET UX

TO
CHARLES E. KERR ET UX

453831

IDENTIF. REFERENCE

SEP 12 1 33 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Tides Guaranteed
NASHVILLE, TENN.

SEP 12 69	CONV	*9,449.31			
SEP 12 69 S'TAX			A*	24.44	
SEP 12 69 PR'FEE			A*	.50	
SEP 12 69	W'DEED		A*	3.00	* 27.94