A59644

FORM NO. WD-1

IDENTIF. REFERENCE T

1969 OCT 5 12 29 PM

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 19,000.00

BOOK 4377 PAGE 405 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October 1969.

Notary Public

MY COMMISSION EXPIRES: May 22, 1972

(AFFIX SEAL)

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
Sara Beth Heer (NAME)	Murphree Mortgage Company (NAME)	Map 75-9
208 Bonnaoaks Drive (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue North (STREET ADDRESS)	Par 207
Hermitage, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	4D-31184

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, Randall D. Karnes and wife, Patricia Ann Karnes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sara Beth Heer, a widow

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. 1080 on the Plan of Hermitage Hills Subdivision, Section 9, as of record in Book 3600, Page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 1080 fronts 77.0 feet on the southwesterly margin of Bonnaoaks Drive and runs back between lines measuring 139.97 feet on the northwesterly line and 138.8 feet on the southeasterly line to a broken line in the rear measuring 94.98 feet thereon.

Being the same property conveyed to Randall D. Karnes and wife, Patricia Ann Karnes, by deed from Belle Homes, Inc., as of record in Book 4104, Page 293, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a first mortgage of record in Book 4104, Page 295, said Register's Office, being collected by Murphree Mortgage Company. By instrument of record in Book 4146, Page 65, said indebtedness was assigned to Beneficial Mutual Savings Bank.

This conveyance is also subject to restrictive covenants of record in Book 3864, Page 441, Register's Office for Davidson County, Tennessee. The escrow account in connection with the above mentioned loan is to be transferred to the buyer at no cost.

This is {unimproved / improved (X)} property, known as 208 Bonnaoaks Drive, Hermitage, 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 30th day of October, 1969

Randall D Karnes

Patricia Ann Karnes

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Don B. Tolbert, a Notary Public in and for said County and State, the within named Randall D. Karnes and wife, Patricia Ann Karnes

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 30th day of October 19 69

Commission expires May 27, 1973

Don B. Tolbert
Notary Public

STATE OF TENNESSEE
Davidson County

NOV-5 CONV 19,200.00
NOV-5 STAX B* 49.92
NOV-5 TITLE B* .50
NOV-5 RECFD B* 3.00 53.42

Before me, _____ 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

Randall D. Karnes, etux

TO

Sara Beth Heers, a widow

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.