This Form furnished by Attorneys Title Company, Inc.

BOOK 4434 PAGE 543

Form No. WD-2

FROM

THEO V. TINGLE and wife

CRYSTAL M. TINGLE

TO

KENNETH J.O'KAIN and wife
WANDA G. O'KAIN

For draftsman's use

This instrument was prepared
by Clyde P. Holland, Attorney
Warfield, Entrekin & Jones
Third National Bank Building
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KENNETH J. O'KAIN et ux (NAME)	First & Mid-South Mortgage Co. (NAME)	Map 162-7
70 Benzing Road (STREET ADDRESS OR ROUTE NUMBER)	410 Union Street (STREET ADDRESS)	Par. 46
Nashville (Antioch), Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Full

(FOR REGISTER'S USE)

A 85070

IDENTIF. REFERENCE

JUL 28 1 17 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 23,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF July, 1970.

Notary Public

MY COMMISSION EXPIRES: 5-12-74

(AFFIX SEAL)

For and in Consideration of the sum of ----------TEN AND NO/100----------

----------($10.00)---------- DOLLARS

Cash in hand paid by KENNETH J. O'KAIN AND WIFE WANDA G. O'KAIN and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the agreement by Kenneth J. O'Kain and wife Wanda G. O'Kain to assume and agree to pay the unpaid balance of a loan in the original principal amount of EIGHTEEN THOUSAND SIX HUNDRED AND NO/100 ($18,600.00) DOLLARS, secured by Deed of Trust executed by Theo V. Tingle and wife, Crystal M. Tingle, to Franklin G. Clark, Trustee, filed December 12, 1967 of record in Book 4196, page 653, RODC, Tennessee, to secure to First & Mid-South Mortgage Company the payment of the note as therein specified.

THEO V. TINGLE and wife
CRYSTAL M. TINGLE have bargained and sold, and by these presents do transfer and convey unto the said

KENNETH J. O'KAIN AND WIFE WANDA G. O'KAIN

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. 69 on the Plan of Antioch Park , Section 1, as of record in Book 3600, page 96, Register's Office for said County.

Said Lot No. 69 fronts 75.0 feet on the northwesterly side of Benzing Road and extends back 190.4 feet on the northeasterly line and 187.2 feet on the southwesterly line, to a line in the rear on which it measures 75.07 feet.

Being the same property conveyed to Theo V. Tingle and wfei Crystal M. Tingle by deed from Alvin W. Terrell & Son, Inc., of record in Book 4196, page 651, Register's Office for said County.

Conveyance is made subject to restrictive covenants contained in an instrument of record in Book 3861, page 744, RODC, Tennessee, and an easement for public utility and drainage purposes across the rear and 77.2 feet wide at the westerly side and 80.4 feet wide at the easterly side of said lot, and a note stating that the minimum floor elevation on said lot must be 519.2 feet above sea level, 30-foot setb-ack line from Benzing Road, and conditions of owners certificate as shown on plan of record in Book 3600, page 96, RODC, Tennessee.

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This is unimproved ( ) improved ( ) property, known as 70 Benzing Road, Nashville, Antioch, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said KENNETH J. O'KAIN AND WIFE WANDA G. O'KAIN their heirs and assigns, forever.

And they do covenant with the said KENNETH J. O'KAIN AND WIFE WANDA G. O'KAIN that they are lawfuliy seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And THEO V. TINGLE AND WIFE CRYSTAL M. TINGLE do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said KENNETH J. O'KAIN & WIFE, WANDA G. O'KAIN their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 24 day of July, 19 70

THEO V. TINGLE

Crystal M. Tingle
CRYSTAL. M. TINGLE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named THEO V. TINGLE AND WIFE CRYSTAL M. TINGLE, 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, Davidson County, Tennessee, this 24 day of July, 1970.

Notary Public.

NOTARY PUBLIC DAVIDSON COUNTY TENN.

Commission expires 5-12-74

JUL 28 70 CONV 23,500.00
JUL 28 70 S'TAX A* 61.10
JUL 28 70 PR'FEE A* .50
JUL 28 70 W'DEED A* 3.00 * 64.60

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 .