K 4439

Buyer: E B Kemp
128 Lake Street
Camden, Tenn.

Jay Bills
Same

This instrument prepared by
BILLY McELROY, ATTY.
Camden, Tennessee 38320

BOOK 4439 PAGE 55

Map 71-11
Par. 126

M. O.

WARRANTY DEED

For and in consideration of the love and affection that I have for my sons, E. B. KEMP and CARSIE KEMP, I W. D. KEMP have this day bargained and sold and do by these presents bargain, sell, transfer and convey unto E. B. KEMP and CARSIE KEMP, their heirs and assigns, certain real estate in Davidson County, Tennessee, and described as follows:

> Land in Davidson County, Tennessee, being the southerly part of lots Nos. 68 and 71, on the plan of Trinity Heights, as of record in book 161, page 38, Register's Office for said County, described as follows:
>
> BEGINNING at the northeast corner of Marshall Avenue and Meridian Street, being the southwest corner of said lot No. 71, thence with the northerly margin of Marshall Avenue, easterly 180 feet, more or less, to a point 6 feet westerly from the southeast corner of said lot No. 68; thence parallel with and 6 feet westerly from the east line of said lot No. 68, northerly 81 feet to a point; thence westerly, parallel with Marshall Avenue, 180 feet, more or less, to the easterly margin of Meridian Street; thence with the easterly margin of said Street, southerly 81 feet to the beginning.
>
> Being the same property conveyed to W. D. Kemp and wife, Eunice Green Kemp from Mallernee Realty Company, Incorporated, by deed of record in Deed Book 1680, page 90, Register's Office of Davidson County, Tennessee. The grantor, W. D. Kemp, acquired fee simple title upon the death of his wife the said Eunice Green Kemp.
>
> It is understood and agreed that as part of the ~~conveyance~~ consideration the grantor shall have the right to occupy the premises herein conveyed for so long as he lives or for so long as he may desire to occupy the same.

TO HAVE AND TO HOLD the said real estate, together with all the hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said E. B. KEMP and CARSIE KEMP, their heirs and assigns, in fee simple.

I do hereby covenant with the said E. B. KEMP and CARSIE KEMP, their heirs and assigns, that I am lawfully seized and possessed of said real estate, have a good and lawful right to sell and convey the same and that it is free and clear from all incumbrances whatsoever.

I further covenant that I will warrant and forever defend the title and quiet possession thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto subscribed my name on this the 23 day of July, 1970.

W. D. Kemp

W. D. Kemp

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 4500.00 Affiant W D Kemp

Subscribed and sworn to before me this 12th day of August 1970

Deputy Register W. Williams

STATE OF TENNESSEE

BENTON COUNTY

Before me, the undersigned a Notary Public in and for the County and State aforesaid, personally appeared W. D. Kemp, bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Camden, Tennessee, this the 23 day of July, 1970.

Billy McElroy

Notary Public

My commission expires January 15, 1973.

A87095

IDENTIF REFERENCE

AUG 17 10 30 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG 17 70	CONV	*4,500.00			
AUG 17 70	S'TAX		A*	11.70	
AUG 17 70	PR'FEE		A*	.50	
AUG 17 70	W'DEED		A*	3.00	* 15.20