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IDENTIF. REFERENCE

FEB 16 12 39 PM '71

FELIX A. ALCORN II REGISTER
DAVIDSON COUNTY, TENN.

BOOK 4479 PAGE 989

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$16,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF February, 19 71

Notary Public Edward Seddon

MY COMMISSION EXPIRES: 11/26/73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219.

NAME — ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP, PARCEL, NUMBERS |
|---|---|---|
| Gary W. Lackey Et ux (NAME) | Mortgage Associates, Inc. (NAME) | 12D 32445 |
| 3058 Richmond Hill Dr. (STREET ADDRESS OR ROUTE NUMBER) | Post Office Box 28146 (STREET ADDRESS) | Map 60-2 |
| Nashville, Tennessee 37207 (CITY) (STATE) (P. O. ZIP) | Atlanta, Georgia 30328 (CITY) (STATE) (ZIP) | Par. 81 |

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~~ I, Nancy S. Kinnard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary W. Lackey Et ux Phyllis C. Lackey

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:

BEING Lot No. 7 on the Plan of Parkwood Estates, Section I, as of record in Book 2900, Page 119 and 120, Register's Office for Davidson County, Tenn.

SAID Lot No. 7 fronts 73.00 feet on a slight curve located on the easterly side of Richmond Hill Drive and runs back between unparallel lines and measures 138.2 feet on the northerly line and 140.9 feet on the southerly line to a dead line in the rear which measures 89.0 feet.

BEING the same property conveyed to Nancy S. Kinnard by Deed of record in Book 3764, Page 381, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 3136, Page 52, aforesaid Register's Office.

This is ~~unimproved~~ improved property, known as 3058 Richmond Hill Drive, Nashville, Tennessee 37207
(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 my hand this 12th day of February, 1971

Nancy S. Kinnard
Nancy S. Kinnard

STATE OF TENNESSEE
Davidson County

BOOK 1479 PAGE 990

Personally appeared before me, Edward Seddon, a Notary Public in and for said County and State, the within named Nancy S. Kinnard

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of February 19 71

Commission expires 11/26/73

Notary Public

EDWARD SEDDON

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
(his oath) (himself)
upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____
(they)
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 NANCY S. KINNARD

TO GARY W. LACKEY ET UX PHYLLIS C. LACKEY

Edward Seddon
Attorney-at-Law
Post Office Box 2523
400 Jas. Robertson Pkwy.
Nashville, Tennessee 37219

FEB 16 CONV 16,950.00
FEB 16 S'TAX A* 43.94
FEB 16 PR'FEE A* .50
FEB 16 W'DEED A* 3.00 * 47.44