WARRANTY DEED

BOOK 4502 PAGE 184

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Thos. M & Constance M. Harris (NAME)	First Federal Savings (NAME)	FH13232
1742 Kingsbury Drive (STREET ADDRESS OR ROUTE NUMBER)	Union Street at 4th Ave. No. (STREET ADDRESS)	Map 158-B Pcl. 9
Nashville, Tennessee 37215 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100---------- Dollars,

cash in hand paid by the Grantees herein and other good and valuable considerations, receipt of which is hereby acknowledged, and for further consideration the Grantees herein assume and agree to pay the remaining unpaid balance of a note executed by Howard E. Sembla and wife, payable to First Federal Savings & Loan Association for the original sum of Thirty Thousand Seven Hundred Fifty Dollars ($30,750.00) with interest at the rate of six (6) per cent per annum, and a service fee of one (1) per cent per annum on the unpaid balance, said principal, interest and service fee shall be payable Two Hundred Four and 60/100 ($204.60) monthly, said debt secured by a deed of trust of record in Book 4240, page 691, Register's Office for Davidson County, Tennessee,

We, Howard E. Sembla and wife, Emily M. Sembla,

have this day bargained and sold, and do hereby transfer and convey unto the said

Thomas M. Harris and wife, Constance M. Harris, their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being lot No. 515, on the plan of Hillsboro Park, Section X, as of record in book 2900, page 73, Register's Office for said County. Said lot No. 515 fronts 195 feet on the northeasterly side of Kingsbury Drive, and runs back 1156 feet on the northwesterly line and 1197 feet on the southeasterly line, to a dead line in the rear on which it measures 100 feet.

Being the same real property conveyed to Howard E. Sembla and wife, Emily M. Sembla, by deed from Frank W. O'Donnell and wife, Carol M. O'Donnell of record in book 4240, page 689, said Register's Office for Davidson County, Tennessee.

Hillsboro Park Committee joins in this instrument for the purpose of consenting to this conveyance as provided by restrictive covenants of record in book 2435, page 237, R.O.D.C.T. This conveyance is made subject to restrictions, easement, and setback lines applicable to said property and to the lien of taxes for 1971 which have been prorated to the date of the deed and assumed by the Grantees.

The Sellers warrant to the Buyers the good working condition of the roof, furnace, air-conditioning system, hot water heater, dishwasher, oven, stove and septic tank and that the same will be free of any operational defect at the time of closing.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 44,000.00

Subscribed and sworn to before me, this the 14 day of May 19 71

Affiant

My commission expires: 7-24-72 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1742 Kingsbury Drive, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Thomas M. Harris and wife, Constance M. Harris, their

(successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Thomas M. Harris and wife, Constance M. Harris, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 14th day of May, 1971, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

HILLSBORO PARK COMMITTEE

BY: A. J. Colp, Jr.

Howard E. Sembla

Emily M. Sembla

Emily M. Sembla

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Undersigned, *a Notary Public in and for said County and State,* Howard E. Sembla and Emily M. Sembla, wife,

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that ..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, *Tennessee, this* 14 *day of* May, *19* 71

L Fm C Gugin *Notary Public*

Commission expires 7-24-72

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Undersigned, *a Notary Public of the State and County aforesaid, personally appeared* G. F. Cole, Jr., a member of Hillsboro Park Committee, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* authorized to join in and consent to the conveyance herein *the within named bargainor, 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 ~~himself as~~* said committee

Witness my hand and seal at office in Nashville Tenn.
this 14 *day of* May, *1971*

L Fm C Gugin *Notary Public*

Commission expires 7-24-72

MAY 17 75 CONV 41,000.00
MAY 17 75 S'TAX A* 106.60
MAY 17 75 PR'FEE A* .50
MAY 17 75 W'DEED A* 3.00 * 110.10

WARRANTY DEED

FROM
Howard E. Sembla and wife,
Emily M. Sembla

TO
Thomas M. Harris and wife,
Constance M. Harris

This instrument prepared by
WATKINS, McGUGIN, FINCH,
& McNEILLY
14th Floor, American Trust Bldg.
Nashville, Tennessee 37201

B 14949

IDENTIF. REFERENCE

MAY 17 10 49 AM

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

GEO. I. WADDEY & SON, INC.
204 Stahlman Building
Nashville, Tennessee 37201