This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED
ATC-163245

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
144-6-30	Mr/Mrs Paul C. Kemmerly same as below	Guaranty Mortgage Company 311 7th Avenue, North Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) FH-07880	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 1106 Chickering Park Drive	LOAN OR ACCOUNT NO. PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

CLIFFORD A. HOLCOMB and wife, LOUANAH RIGGS HOLCOMB,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto PAUL C. KEMMERLY and wife, VIRGINIA M. KEMMERLY,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the City of Forest Hills, being Lot No. 4 on the Plan of Section Two, Chickering Park, of record in Book 2663, page 73, Register's Office for said County.

Said Lot No. 4 fronts 312 feet on the easterly margin of Chickering Park Drive, formerly Dumbarton Oaks Drive, and extends back 300 feet on the northerly line and 295 feet on the southerly line to a broken line in the rear, measuring 243.15 feet thereon.

Being the same property conveyed to Clifford A. Holcomb and wife, Louanah Riggs Holcomb, by deed from Walter R. Benneyworth and wife, Dorothy B. Benneyworth, as of record in Book 3398, page 637.

This conveyance is made subject to restrictions of record in Book 2811, page 88.

JUN 10 7	CONV	52,500.00			
JUN 10 7	STAX		A*	136.50	
JUN 10 7	PKFEE		A*	.50	
JUN 10 7	RECFEE		A*	3.00	* 140.00

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except for 1971 Metro-Taxes and Forest Hills Taxes, which have been prorated and assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 27th day of May, 1971.

Louanah Riggs Holcomb
Louanah Riggs Holcomb

Clifford A. Holcomb
Clifford A. Holcomb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 1509 PAGE 818

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Clifford A. Holcomb the bargainor(s), 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 Nashville, Tennessee, this the 7th day of June, 19 71.

Reau E. Folk Jr
Notary Public

My commission expires: July 23, 1974

STATE OF FLORIDA
COUNTY OF DADE

Before me, William F. Hyatt, a Notary Public in and for the State and County aforesaid, personally appeared the within named Louanah Riggs Holcomb the bargainor(s), 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 Miami, Florida this, the 28th day of May, 19 71.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES JAN 29 1975

William F. Hyatt
Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,500.00

Paul C. Kemmerly, M.D.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF June, 1971

MY COMMISSION EXPIRES: July 23, 1974. (AFFIX SEAL)

Reau E. Folk Jr
Notary Public

WARRANTY DEED
REF: hs

FROM
CLIFFORD A. HOLCOMB and wife

TO
PAUL C. KEMMERLY and wife

B 18392

IDENTIF. REFERENCE

JUN 10 2 43 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File: Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19___.

My commission expires: _____
Notary Public