# WARRANTY DEED

BOOK 4613 PAGE 916

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| James Allen Kearley (NAME) | Security Federal Sav. & Loan Assn. (NAME) | |
| 1020 Davidson Road, (STREET ADDRESS OR ROUTE NUMBER) | 500 Union Street (STREET ADDRESS) | 115 3 |
| Nashville, Tenn. (CITY) (P. O. ZONE) (STATE) | Nashville, Tenn. 37219 (CITY) (ZONE) (STATE) | 106 Pal |

This instrument was prepared by: David Rutherford, Attorney, Nashville, Tennessee.

*FOR AND IN CONSIDERATION of the sum of* ($10.00) TEN AND NO/100 *Dollars,*

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

I, Abbie I. Watson,

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

James Allen Kearley and wife, Mary Alice Kearley, their

*(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Crest Meade, Section I, as of record in Book 2331, page 153, Register's Office for Davidson County, Tennessee. Beginning at a point in the southeasterly margin of Wesleywood Drive, the common front corner of Lots Nos. 42 and 32; thence southeastwardly 293.0 feet with the line between said Lots to a concrete monument; thence southwestwardly 144.9 feet with the line between Lots Nos. 32 and 34, to an iron pin in the northeasterly margin of Davidson Road; thence northwestwardly with said margin 267.2 feet to a point, the beginning of a curve; thence northeastwardly around said curve 39.7 feet to a point in the southeasterly margin of Wesleywood Drive; thence northeasterly with said margin 125.0 feet to the point of beginning.

Being the same property conveyed to Abbie I. Watson by deed from James E. Hailey and wife, Mary D. Hailey of record in Book 4008, page 712, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in book 2602, page 129, Register's Office for Davidson County, Tennessee, and ten-foot easement for public utilities along southeasterly line of premises, 50-foot building setback line from Davidson Road and 60-foot building setback line from Wesleywood Drive and conditions of owners certificate as shown on plan of record in book 2331, page 153, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $31,900.00

Subscribed and sworn to before me, this the 22nd day of June, 1972.

Affiant James Allen Kearley

My commission expires: April 29, 1975 (Affix Seal)

Notary Public Hugh J Bradley

This is (unimproved) (improved) property, known as (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*

James Allen Kearley and wife, Mary Alice Kearley, their

*(successors), heirs and assigns forever.* I *covenant that* I am *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 for the 1972 taxes, which have been pro-rated and assumed by the grantees herein.

I *further covenant and bind* Myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said*

James Allen Kearley and wife, Mary Alice Kearley, their

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

Witness my hand s this 22nd day of June, 1972.

Abbie I. Watson

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Hugh T Bradley, a Notary Public in and for said County and State, Abbie I. Watson the within named 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 22nd day of June, 19 72.

Hugh J Bradley Notary Public

Commission expires April 29, 1975

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 _____

| | | | | | |
|---|---|---|---|---|---|
| JUN27 72 | CONV | 31,900.00 | | | |
| JUN27 72 | S'TAX | | A* | 82.94 | |
| JUN27 72 | PR'FEE | | A* | .50 | |
| JUN27 72 | W'DEED | | A* | 4.00 | * 87.44 |

WARRANTY DEED

FROM
Abbie I. Watson
TO
James Allen Kearley et ux

File: Union Trust Co. box

B 6 5 1 5 1

IDENTIF. REFERENCE

JUN 27 2 44 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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