WARRANTY DEED

BOOK 4632 PAGE 871

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. & Mrs. Aldred Leon Kinkade	Guaranty Mortgage Company	120 44135
(NAME)	(NAME)	
3117 Larkspur Drive	311 Seventh Avenue North	Map 60-3
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37207	Nashville, Tennessee 37219	Parcel 105
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	311

FOR AND IN CONSIDERATION of the sum of ----------($8,286.45)----------
-----EIGHT THOUSAND TWO HUNDRED EIGHTY SIX AND 45/100----------
Dollars,

Cash in hand paid by Aldred Leon Kinkade and wife, Alma L. Kinkade, and other good and valuable considerations, including the assumption of $14,013.55, being the unpaid principal balance of a first mortgage loan of record in Book 4173, page 151, Register's Office for Davidson County, Tennessee, to Herschel Greer, Trustee, for Guaranty Mortgage Company of Nashville; and the said Aldred Leon Kinkade and wife, Alma L. Kinkade, agree to pay the installment due August 1, 1972, and all subsequent installments;

we, Andrew R. Barrett and wife, Marcella A. Barrett,

have this day bargained and sold, and do hereby transfer and convey unto the said Aldred Leon Kinkade and wife, Alma L. Kinkade, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 84 on the Plan of Oak Park Subdivision, Section 1, as of record in Book 3600, page 84, Register's Office for Davidson County, Tennessee.

Said Lot No. 84 fronts 89 feet on the southeasterly side of Larkspur Drive and extends back 170.70 feet on the northeasterly line and 115.80 feet on the southwesterly line, to a dead line in the rear, measuring 102.50 feet thereon.

Being the same property conveyed to Andrew R. Barrett by deed from Donald C. Holcomb and wife, Betty King Holcomb, of record in Book 4402, page 153, said Register's Office.

This conveyance is made subject to restrictions, set-back lines and easements as appear of record.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 22,300.00

Subscribed and sworn to before me, this the 14th day of August 19 72

Affiant

My commission expires: (Affix Seal)

Notary Public

This is { unimproved ( ) / improved (X) } property, known as 3117 Larkspur Drive (House Number) (Street) Nashville Tennessee 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 Aldred Leon Kinkade and wife, Alma L. Kinkade, 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 for taxes for 1972, and as hereinabove set out.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Aldred Leon Kinkade and wife, Alma L. Kinkade, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand S this 14th day of August, 1972, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Andrew R. Barrett

Marcella A. Barrett

Prepared by Harlan Martin, Atty. At Law
Box 676 Hendersonville, Tenn.

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STATE OF TENNESSEE }
COUNTY OF ~~XXXXXXXX~~ Sumner }

Personally appeared before me, Elizabeth H. Longmire, *a Notary Public in and for said County and State,* Andrew R. Barrett and wife, Marcella A. Barrett

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

Witness my hand and official seal at Hendersonville, Tennessee *this* 14th *day of* August, *19* 72.

Elizabeth H. Longmire *Notary Public*

Commission expires May 9, 1974

AUG 30 72 CONV 22,300.00
AUG 30 72 S'TAX A* 57.98
AUG 30 72 PR'FEE A* .50
AUG 30 72 W'DEED A* 4.00 * 62.48

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 .....

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 22,300.00 which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Juanita Jones
Affiant

Subscribed and sworn to before me this the 14th day of August, 1972.

Elizabeth N. Thomson
Notary Public or Register

My Commission Expires November 13, 1974

WARRANTY DEED

FROM

ANDREW R. BARRETT AND WIFE,

TO

ALDRED LEON KINKADE AND WIFE,

ALMA . KINKADE

Commissioner

B 73762

IDENTIF. REFERENCE

AUG 30 9 53 AM '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

RETURN TO HARLAN MARTIN
BOX 1 HENDERSONVILLE, TENN.