BOOK 4020 PAGE 85

THIS INSTRUMENT PREPARED BY WHITE & REGEN, ATTORNEYS, DICKSON, TENNESSEE

WARRANTY DEED. (For Typewriter) (Box 687-1)

map + Parcel # to be assigned later

For and in Consideration of the sum of

Eighteen Thousand and No/100 ($18,000.00) ---------- Dollars, paid and to be paid as follows:
Seven Thousand Three Hundred Twenty-nine and 39/100 ($7,329.39) Dollars, receipt of which is hereby acknowledged, and other good and valuable consideration including the assumption of and agreement by the Grantees herein to pa- a certain promissory note dated July 21, 1964 executed by O. A. Kinnie and wife, Mary Catherine Kinnie payable to the order of First Federal Savings and Loan Association of Dickson in the original principal amount of Thirteen Thousand and No/100 ($13,000.00) Dollars. The current balance of said note is Ten Thousand Six Hundred Seventy and 61/100 ($10,670.61) Dollars. Grantees agree to assume said loan commencing with the January, 1972 payment; said note is secured by a deed of trust on the hereinafter described property which is of record in Mortgage Book No. 3793, page 316-319 in the Register's Office of Davidson County, Tennessee.

I HEREBY SWEAR, OR AFFIRM, THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER, OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS $ 18,000.00 WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE AMOUNT WHICH THE PROPERTY WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

Mrs. P.B. Kinnie Jr.
AFFIANT.

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF Sept., 1972

D. Head
Dep. REGISTER OR ~~NOTARY PUBLIC~~

O. A. Kinnie and wife, Mary Catherine Kinnie

have bargained and sold, and by these presents do transfer and convey unto the said Phillip B. Kinnie, Jr. and wife, Gertrude I. Kinnie, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as follows:

Lying and being in the 9th, formerly the 14th Civil District of Davidson County, on the north side of Old Harding Road, being a part of tract of land as of record in Book 1769, page 421 Register's Office for said County, and described according to a copy of a survey thereof by S. H. Hutchison, Surveyor, dated May 5, 1964, as follows:

BEGINNING at a point in the center of the old Harding Road at the southwest corner of the original L. C. Buttrey 4.25 acre tract which is now also owned by P. B. Kinnie; thence with the center line of said Old Harding Road, South 49 degrees 30 minutes West 55 feet to a point in said Road; thence leaving said Road, passing through a stake on the north margin, along Kinnie's new line, North 13 degrees 30 minutes West 775 feet to a stake; thence South 76 degrees 30 minutes West 160 feet to a stake; thence North 13 degrees 30 minutes West 224 feet to a small cedar tree, cedar pointer; thence North 63 degrees East 214 feet to a stake in a fence; thence South 13 degrees 30 minutes East 1,027.2 feet to the point of beginning, containing 2.08 acres, more or less.

Being the same property conveyed to O. A. Kinnie and wife, Mary Catherine Kinnie, by deed from Phillip Brown Kinnie and wife, Frances Linton Kinnie, dated July 15, 1964 and of record in Deed Book No. 109, page 507 in the Register's Office of Davidson County, Tennessee.

Mail Buyer Phillip Kinnie Jr. to → Rt 5 Old Harding Rd. Nashville, Tenn.

Tax bills Same

**To Have and to Hold** the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Phillip B. Kinnie, Jr. and wife, Gertrude I. Kinnie, their heirs and assigns, forever. And we do covenant with the said Phillip B. Kinnie, Jr. and wife, Gertrude I. Kinnie that we are lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said Phillip B. Kinnie, Jr. and wife, Gertrude I. Kinnie, their heirs and assigns, against the lawful claims of all persons whomsoever. XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

Witness our hands, this 29th day of December, 1971

Witness:

O. A. Kinnie

Mary Catherine Kinnie

ACKNOWLEDGMENT BEFORE COUNTY COURT CLERK

BOOK 4639 PAGE 87

STATE OF TENNESSEE, COUNTY

Personally appeared before me, , Clerk of the County Court of said County, the within named

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

Witness my hand, at office, this day of , 19

, Clerk.

, D. C.

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE, DICKSON COUNTY

Personally appeared before me, Freddie N. Jumper, a ~~Notary~~ Notary Public in and for said County and State, the within named O. A. Kinnie and wife, Mary Catherine Kinnie

the bargainors, 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 Dickson Tennessee, this 10th day of May 19 72

My Commission Expires 4-22-72 Freddie N. Jumper Notary Public

STATE OF TENNESSEE, COUNTY.

Register's Office, 19

I, , Register of said County, do certify that the foregoing Deed and Certificate are registered in said office, in Book No. , page ; that they were received , 19 , at o'clock M., and entered in Note Book , Page

, Register.

| | | | | | | |
|---|---|---|---|---|---|---|
| SEP 20 72 | CONV | 18,000.00 | | | | |
| SEP 20 72 | S'TAX | | A* | 46.80 | | |
| SEP 20 72 | PR'FEE | | A* | .50 | | |
| SEP 20 72 | W'DEED | | A* | 8.00 | * | 55.30 |

# Warranty Deed

FROM

O. A. Kinnie, et ux.

TO

Phillip B. Kinnie, Jr., et ux

STATE OF TENNESSE

.....COUNTY.

Register's Office

Received for record the.....day of

....., A.D. 19.....,

at.....o'clock.....M. Noted in Note Book

....., page....., and recorded in Book

of Deeds....., Vol....., Page.....

Fee Paid, $.....

Witness my hand,

....., Register.

State Tax . . . . . $.....

Clerk's Fee . . . . . $.....

Total . . . . . $.....

Paid this.....day of....., 19.....

County Court Clerk.

(BOX 687-1) MARSHALL & BRUCE-NASHVILLE

B 7 6 6 4 0

IDENTIF. REFERENCE

SEP 20 11 31 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.