BOOK 4649 PAGE 592

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alphonso Thomas Semmes, Jr., et ux (NAME:)	Same (NAME:)	Map 156-2
601 Harpeth Knoll Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 39
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of

----------Ten and No/100---------- *DOLLARS*

cash in hand paid by Alphonso Thomas Semmes, Jr., and wife, Elaine B. Semmes, and other good and valuable consideration, including the assumption of a certain loan with a present balance of Twenty Six Thousand Seven Hundred Eighty Three Dollars and Thirty Nine Cents ($26,783.39), said loan secured by a Deed of Trust executed on the first day of November, 1971, and of record in book 4550, page 859, Register's Office for Davidson County, Tennessee, receipt of all of which is hereby acknowledged,

OCT 25 72 CONV 32,900.00
OCT 25 72 S TAX A* 85.54
OCT 25 72 PR FEE A* .50
OCT 25 72 W DEED A* 8.00 * 94.04

Kenneth E. Kutz, and wife,

Dorothy L. Kutz, *have bargained and sold, and by these presents do transfer and convey unto the said* Alphonso Thomas Semmes, Jr., and wife, Elaine B. Semmes,

---------- their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 381 on the Plan of Harpeth Valley Park, Section III, as of record in Book 4175, Page 15, Register's Office for said County. Beginning at a point in the northerly margin of Harpeth Knoll Road at the corner of Lots Nos. 381 and 382; thence with the margin of said road, westerly 123.7 feet to a point at the beginning of a curve; thence around said curve, northwesterly 38.23 feet to a point in the easterly margin of Harpeth Bend Drive; thence with the margin of the same, northwardly 115.9 feet to the common front corner of Lots Nos 380 and 381; thence with the line between said lots, easterly 105 feet to a corner of Not No. 382; thence with the line between Lots 381 and 382, southerly 139.5 feet to the point of beginning.

Being the same property conveyed to Kenneth E. Kutz and wife, Dorothy L. Kutz, by deed from Potere, Inc. as of record in Book 4550, page 857, said Register's Office.

This conveyance is expressly subject to the following:

1. 30-foot set-back line from Harpeth Knoll Road and Harpeth Bend Drive, and utility easements as shown on the recorded Plan of record in Book 4175, Page 15, said Register's Office.

2. Restrictions recorded in Book 3857, page 858, and in Book 4237, Page 179, all of said Register's Office.

3. 1972 real property taxes which have been prorated and assumed by grantee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 32,900.00

Subscribed and sworn to before me, this the 23rd day of October 19 72

Affiant

My commission expires: 8-33-76 (Affix Seal)

Notary Public

DAVIDSON COUNTY, TEN

unimproved ( )
This is improved (X) property, known as 601 Harpeth Knoll Road, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Alphonso Thomas Semmes, Jr., and wife, Elaine B. Semmes, their *heirs and assigns, forever.*

And we *do covenant with the said* Alphonso Thomas Semmes, Jr. and wife, Elaine B. Semmes *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And Kenneth E. Kutz and wife, Dorothy L. Kutz *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Alphonso Thomas Semmes, Jr. and wife, Elaine B. Semmes, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 23rd *day of* October, *19* 72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Kenneth E. Kutz
Kenneth E. Kutz

Dorothy L. Kutz
Dorothy L. Kutz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Josephine S. McGaughy, *a Notary Public in and for said County and State, the within named* Kenneth E. Kutz and Dorothy L. Kutz,

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 Nashville, *Tennessee, this day of* 23rd October, *19* 72.

Josephine S. McGaughy, *Notary Public*

Commission Expires 8-23-76

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*

the 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, this day of, 19.

....., *Notary Public.*

Commission Expires

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

WARRANTY DEED

FROM

Kenneth E. Kutz, and wife,

Dorothy L. Kutz

TO

Alphonso Thomas Semmes, Jr.

and wife, Elaine B. Semmes

This instrument prepared by:

John E. Brandon
Attorney at Law
1400 American Trust Building
Nashville, Tennessee
37201

FELIX Z. WILSON JT. REGISTER
DAVIDSON COUNTY, TENN.

OCT 25 1 16 PM '77

IDENTIF. REFERENCE

B 8 1 4 9 3

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

BOOK 4649 PAGE 595