WARRANTY DEED

BOOK 4719 PAGE 318

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Floyd W. Kephart, Jr. (NAME)	SAME (NAME)	Map 116-15
422 Lynwood Blvd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 92
Nashville, Tenn (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	BM 01165

FOR AND IN CONSIDERATION of the sum of ($10.00) ---------- TEN and NO/100 ---------- Dollars, cash in hand paid by FLOYD W. KEPHART and wife, KAY B. KEPHART, hereinafter referred to as GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of a Deed of Trust executed by Don H. Ware and wife, Lynn M. Ware, to L. R. Grimes, Jr., Trustee, dated October 23, 1972, and recorded in Book 4648, page 771, Register's Office for Davidson County, Tennessee, payable as therein specified;

we, DON H. WARE and wife, LYNN M. WARE, GRANTORS

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

their ~~(successors)~~, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 1 on the Plan of Scruggs Subdivision, being a resubdivision of ~~Lot No. 102~~ on part of Lot No. 101 on the Plat of Royal Oaks Land Company's Subdivision, as of record in Book 2900, page 76, Register's Office for said County.

~~Said Lot No. 1~~ fronts 125 feet on the easterly side of Lynwood Boulevard and extends back 386.8 feet on the northerly line and 383.63 feet on the southerly line to a dead line, measuring 125 feet thereon.

Being the same property conveyed to Don H. Ware and wife, Lynn M. Ware, by deed from Edgar A Diddle, Jr., and wife, Mary Ellen Diddle, of record in Book 4549, page 776, 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 $1,000.00

Subscribed and sworn to before me, this the 1st day of ~~April~~ May 19 73

Affiant

My commission expires: Nov. 17, 1976 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 422 Lynwood Blvd., Nashville, Tennessee (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 GRANTEES

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 as herein stated.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEES

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

Witness our hand S this first day of May, 19 73, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Wm H. Ware

Lynn M. Ware

THIS INSTRUMENT PREPARED BY:
Lewis D. Nichols, Jr., Attorney
809 Nashville City Bank & Trust Bldg.
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Merle A. Hannamaker, a Notary Public in and for said County and State, Don H. Ware and Lynn M. Ware

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 Nashville, Tennessee this 1st day of May, 19 73.

Merle A. Hannamaker Notary Public

Commission expires Nov. 17, 1976

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.....

JUN 15 73 CONV 81,000.00
JUN 15 73 S'TAX A* 210.60
JUN 15 73 PR'FEE A* .50
JUN 15 73 W'DEED A* 4.00 * 215.10

WARRANTY DEED

FROM
DON H. WARE et ux
TO
FLOYD W. KEPHART, JR., et ux

C I 1 3 5 I

IDENTIF. REFERENCE

JUN 15 11 19 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE