FORM NO. WD-1

BOOK 4813 PAGE 988

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF May 74

Notary Public

MY COMMISSION EXPIRES: 8-23-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr., Atty., 1623 Parkway Towers, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
O. Russell Kennedy, etux (NAME)	Guaranty Mortgage Company (NAME)	Map 118-7
2805 Azalea Pl (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	Par 129
Nashville (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	BH-3780

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Joseph Wilburn Haskins and wife, Billie L. Haskins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO O. Russell Kennedy and wife, Dorothy H. Kennedy

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 20 of Block "B" on the Map of Berry Hill Gardens Subdivision, as of record in Book 1130, Page 36, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Azalea Place at the corner of Lots Nos. 19 and 20; thence with the line between said lots westerly 109.7 feet to a point; thence southerly 132.11 feet to a point in the northerly margin of an unnamed Street or Azalea Place, thence with the margin of the same easterly 72.26 feet to a concrete monument at the beginning of a curve; thence around said curve northeasterly to another concrete monument in the westerly margin of Azalea Place; thence with the westerly margin of the same northerly 110.96 feet to the beginning.

Being the same property conveyed to Joseph Wilburn Haskins and wife, Billie L. Hasins, by deed from Thomas J. Robbins and wife, Janet Robbins, of record in Book 3067, Page 141, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the above named Grantees assume and agree to pay the remaining unpaid balance on a deed of trust of record in Book 3053, Page 93, said Register's Office.

This instrument is made subject to restrictive covenants of record in Book 1165, Page 627, said Register's Office, and to the Plan of record in Book 1130, Page 36, said Register's Office.

This instrument is also made subject to all applicable local government planning and zoning regulations.

This is unimproved ( ) improved ( ) property, known as 2805 Azalea Place, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand S this 6th day of May, 19 74

Joseph Wilburn Haskins

Billie L Haskins

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JOSEPH WILBURN HASKINS AND WIFE, BILLIE L. HASKINS

the 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 6th day of May 19 74

Commission expires 8-2-76

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Joseph Wilburn Haskins, et ux

TO
O. Russell Kennedy, et ux

C 53625

IDENTIF. REFERENCE

MAY 10 9 23 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY 10 74	CONV	21,500.00			
MAY 10 74	S'TAX		A*	55.90	
MAY 10 74	PR'FEE		A*	.50	
MAY 10 74	W'DEED		A*	4.00	* 60.40