THIS INSTRUMENT PREPARED BY:

BOOK 4829 PAGE 914

DAVID B. HERBERT

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP, PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
143-3-17	Mr/Mrs. William J.Fleming same as below	First & Mid-South Mortgage P. O. Box 2568 Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 10829
9D-59560	813 Highland Park Court	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated January 11, 1968, in the original principal sum of $29,800.00, payable to First & Mid-South Mortgage Company in monthly installments as set forth in said note, with interest as set out therein, and being secured by a deed of trust executed by Kent Kyger and wife, to Franklin G. Clark, Trustee, as of record in Book 4204 page 413, said debt having since been assigned to The State Life Insurance Company, by instrument of record in Book 4214, page 172.

JUN28?? CONV 51,965.00
JUN28?? S'TAX A* 135.20
JUN28?? PR'FEE A* .50
JUN28?? W'DEED A* 4.00 * 139.70

KENT KYGER and wife, PATRICIA M. KYGER hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WILLIAM J. FLEMING, II and wife, CHARLOTTE ELAINE FLEMING

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 19 on the Plan of West Meade Highlands, Section I, as of record in Book 3700, pages 69 and 70, described as follows:

BEGINNING at a point in the southerly margin of Highland Park Court, said point being the common front corners of Lots Nos. 19 and 20; thence along the said margin of said court in an easterly direction 119.5 feet to a concrete monument at the beginning of a curve to the right, having a radius of 24.09 feet; thence around said curve in a southeastelry direction 39.54 feet to a concrete monument in the westerly margin of a 50 foot street; thence along said margin of said street in a southerly direction 132.00 feet to another concrete monument; thence leaving the margin of said street, south 81 degrees 04 minutes west 125.31 feet to a concrete monument placed at the common rear corners of Lots Nos. 19 and 20; thence along the line between said lots in a northwesterly direction 120.9 feet to a point in the southerly margin of Highland Park Court, the point of beginning.

Being the same property conveyed to Kent Kyger and wife, Patricia M. Kyger, by deed from Davidson Road Corporation, as of record in Book 4204, page 411.

This conveyance is made subject to restrictions of record in Book 4025, page 420.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except as shown above, and 1974 taxes which are assumed by Grantees herein and which are a lien but not yet due and payble.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 25th day of June, 1974.

Patricia M. Kyger

Patricia M. Kyger

Kent Kyger

Kent Kyger

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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Before me, Mary Ann Selley, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Kent Kyger and wife, Patricia M. Kyger

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, the 25th day of June, 1974.

Mary Ann Selley
Notary Public

My commission expires: 7/23/74

STATE OF _____

COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$51,965.00

Affiant William J. Fleming II

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF June, 1974

MY COMMISSION EXPIRES: 4-23-78

(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

KENT KYGER AND WIFE

TO

WILLIAM J. FLEMING, II AND WIFE

C6 1 0 0 3

IDENTIF. REFERENCE

JUN 28 2 06 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO: ORTALE, KELLEY, HERBERT & CRAWFORD
14th Floor, Third National Bk. Bldg.
Nashville, Tennessee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public