Prepared by: Ramon E. Womack, Attorney
3716-B Nolensville Road
Nashville, Tennessee, 37211

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WARRANTY DEED — ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lynda Y. Kingsley (div.) (NAME:)	First and Mid South Mortgage Co. (NAME:)	Map 133-12
419 Benita Drive (STREET ADDRESS OR ROUTE NUMBER)	410 Union Street (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Twenty seven thousand four hundred and 00/100.....($27,400.00).....DOLLARS of which Four thousand and 00/100 ($4,000.00) Dollars has been paid in cash, the receipt of which is hereby acknowledged, and the assumption of a certain note in the amount of Twelve thousand four hundred one and 62/100 ($12,401.62) Dollars dated October 22, 1965, payable to First and Mid South Mortgage Company and the balance of Eleven thousand and 00/100 ($11,000.00) Dollars, for which Lynda Y. Kingsley has executed her note of even date payable to the Grantors.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $27,400.00. Affiant Ramon E. Womack
Subscribed and sworn to before me this 13th day of Sept 1974
Deputy Register Jno. D. Keenan

James E. Ellis and wife, Janie B. Ellis
have bargained and sold, and by these presents do transfer and convey unto the said

Lynda Y. Kingsley (divorced) her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 14 and a part of "Reserved Parcel B" on the Plan of Windsor Park, as of record in Book 3600, Page 64, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 70 feet on the southwesterly margin of Benita Drive and runs back between lines measuring 190 feet on the southeasterly side and 190.06 feet on the northwesterly side to a line in the rear on which it measures 72.16 feet.

Said part of "Reserved Parcel B" begins at a point in the rear line of Lot No. 16, thence S. 23° 50' E 185.60 feet to a point, thence in a southwesterly direction along the line of Butts' portion of "Reserved Parcel B" 93.82 feet to a point, thence N. 2° 59' E 207.97 feet to the point of beginning.

Said Lot No. 14 being the same property conveyed to James E. Ellis and wife, Janie B. Ellis, by deed from Windsor Development Company, of record in Book 3951, Page 669, Register's Office for Davidson County, Tennessee.

Being a part of Reserved Parcel B" conveyed to James E. Ellis and wife, Janie B. Ellis by deed from Joe C. Smithson and wife, Vivian R. Smithson, of record in Book 4417, Page 39, Register's Office for Davidson County, Tennessee.

Conveyance of this property is subject to restrictive covenants of record in Book 3792, page 445, as amended in Book 3813, page 784, and the Plan of record in Book 3600, page 64, shows an owner's certificate, a 30-foot minimum building setback line from Benita Drive and a

10-foot easement for public utility purposes along the rear line of said lot, and easement for sewer of record in Book 3312, page 560, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 419 Benita Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lynda Y. Kingsley (divorced) her heirs and assigns, forever.

And we do covenant with the said Lynda Y. Kingsley 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 we, James E. Ellis and wife, Janie B. Ellis do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said Lynda Y. Kingsley (divorced) her heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 12th day of August, 1974

James E. Ellis

Janie B. Ellis

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Ramon E. Womack, a Notary Public in and for said County and State, the within named James E. Ellis and wife, Janie B. Ellis

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 day of August, 1974.

Ramon E. Womack, Notary Public

Commission Expires August 8, 1977

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
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 (his oath / their several oaths) acknowledged (himself / themselves) 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

James E. Ellis, et ux.

TO

Lynda Y. Kingsley, (divorced)

SEP 13 '74 CONV
SEP 13 '74 STAX 27.400.00
SEP 13 '74 PRTFEE A* 71.24
MDEED A* 50
A* 8.00
* 79.74

C 709988

IDENTIF. REFERENCE

Sep 13 10 01 AM '74

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Attorneys
TITLE COMPANY, INC.
NASHVILLE, TENN.

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