BOOK 4856 PAGE 690

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Larry McMasters et ux (NAME) | First Federal Savings & Loan Assn. (NAME) | Map 75-9 |
| 207 Bonnavue Drive (STREET ADDRESS OR ROUTE NUMBER) | Union at Fourth (STREET ADDRESS) | Parcel 166 |
| Hermitage, Tennessee (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee 37219 (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* .... Ten and No/100 ..... *Dollars,*

cash in hand paid by Larry McMasters and wife, Patricia McMasters, herein called Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Julius M. Kennedy, herein called Grantor,

*have this day bargained and sold, and do hereby transfer and convey unto the said* Larry McMasters and wife, Patricia McMasters, their ..... *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 950 on the Plan of Hermitage Hills, Section 8, as of record in Book 3600, Page 24, Register's Office for said County.

Said Lot No. 950 fronts 80 feet on the westerly margin of Bonnavue Drive and runs back between lines 158.6 feet on the northerly line and 159.9 feet on the southerly line to a dead line on which it measures 80 feet.

Being the same property conveyed to Julius M. Kennedy and wife, Bonnie E. Kennedy, by deed from Donald W. Haynes and wife, Doris A. Haynes, of record in Book 4811, Page 264, Register's Office for Davidson County, Tennessee, the said Bonnie E. Kennedy having conveyed all her right, title and interest to the said Julius M. Kennedy by deed of record in Book 4856 Page 688, said Register's Office.

The property herein conveyed is conveyed subject to restrictive covenants, easements and other limitations of record and to lien created by Deed of Trust of record in Book 4811, Page 266, Register's Office for Davidson County, Tennessee, executed to secure a certain note described in such Deed of Trust, the unpaid balance of which the Grantees herein assume and agree to pay as part of the consideration of this conveyance.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 29,500.00

Subscribed and sworn to before me, this the 27th day of September 1974

Affiant

My commission expires: 5/29/77 (Affix Seal)

Notary Public

This is improved ( ) unimproved (XX) property, known as 207 Bonnavue Drive, Hermitage, Tennessee 37076 (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.* I covenant that I am *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 mentioned

I *further covenant and bind* myself, my *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* my *hand this* 27th *day of* September, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Julius M. Kennedy

THIS INSTRUMENT PREPARED BY:
CLARENCE O. INGRAM
ATTORNEY AT LAW
P. O. BOX 313
3310 LEBANON RD. BLDG.
HERMITAGE, TENN. 37076

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* the undersigned, *a Notary Public in and for said County and State,* Julius M. Kennedy, *the within named bargainor, with whom I am personally acquainted, and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Hermitage, Tennessee *this* 27th *day of* September, 1974.

Clarence O. Ingram
Notary Public

*Commission expires* May 29, 1977

CLARENCE O. INGRAM NOTARY PUBLIC LARE STATE OF TENNESSEE

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

JULIUS M. KENNEDY

TO

LARRY McMASTERS ET UX

C 7 3 3 6 0

IDENTIF. REFERENCE

OCT 1 11 09 AH '74

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

CLARENCE O. INGRAM
ATTORNEY AT LAW
P. O. BOX 313
3310 LEBANON RD. BLDG.
HERMITAGE, TENN. 37076

Compliments of

**Chicago Title Insurance Company**
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|---|---|---|---|---|---|---|
| OCT-1 74 | CONV | 29,822.00 | | | | |
| OCT-1 74 | S'TAX | | A* | 77.48 | | |
| OCT-1 74 | PR'FEE | | A* | .50 | | |
| OCT-1 74 | W'DEED | | A* | 4.00 | * | 81.98 |