BOOK 4967 PAGE 293

This Instrument Was Prepared By
Danny W. Rodgers (#5)
Of The Law Firm of Boult, Cummings & Sanders
Stahlman Building, Nashville, Tennessee

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Tom L. Kinnie	Schumacher Mortgage Company	128-14-82
(NAME) 314 Cross Timbers Drive	(NAME) P. O. Box 343	9D-4970
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Memphis, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ----------($10.00) ----------

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Dollars,

cash in hand paid by Tom L. Kinnie, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Tom L. Kinnie has assumed and agreed to pay the unpaid balance of an original indebtedness of $18,600.00 secured by deed of trust of record in book 4264, page 662, Register's Office for Davidson County, Tennessee,

I, CHARLENE L. MAGIN,

have this day bargained and sold, and do hereby transfer and convey unto the said TOM L. KINNIE,

his *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 160 on the Plan of Harpeth Park, Section II, as of record in Book 3700, page 58, Register's Office for said County.

Said Lot No. 160 fronts 100.0 feet on the northeasterly margin of Cross Timbers Drive and extends back 389.71 feet on the northwesterly line and 420.0 feet on the southeasterly line to a rear line, which is broken, measuring 132.31 feet thereon.

Being the same property conveyed to Charlene L. Magin by deed from Frank W. Buchholz and wife, Meriam Jane Buchholz, of record in Book 4691, page 565, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $30,000.00

Subscribed and sworn to before me, this the 25th day of April 19 75

Affiant Tom L. Kinnie

My commission expires: 4/25/76 (Affix Seal)

Notary Public Mary E. Magin

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE AT LARGE

This is improved (X) unimproved ( ) property, known as 314 Cross Timbers Drive (House Number) (Street), Nashville, Tennessee 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

Tom L. Kinnie, his

(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 above set out, and by taxes for 1975 which are prorated and assumed by the grantee.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Tom L. Kinnie, his

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

Witness my *hand this* 25th *day of* April , 19 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charlene L. Magin

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Enaey, a Notary Public in and for said County and State, Charlene L. Magin,

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee. this 25th day of April, 19 75.

Mary Enaey Notary Public

Commission expires 4/25/76

MARY ENSEY NOTARY PUBLIC AT LARGE 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 .

RETURN TO
CO
225996

WARRANTY DEED

FROM
Charlene L. Magin

TO
Tom L. Kinnie

APR25 75 CONV 30,000.00
APR25 75 S'TAX A* 78.00
APR25 75 PR'FEE A* .50
APR25 75 W'DEED A* 4.00 * 82.50

C 95755

IDENTIF. REFERENCE

APR 25 3 06 PM '75

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238