THIS INSTRUMENT PREPARED BY:

DAVID B. HERBERT

BOOK 4910 PAGE 721

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP, PARCEL NUMBER AND COUNTY	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
148-8-53	Mr/Mrs Earnest C. Watkins same as below	Home Federal Savings & Loan L & C Tower Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) 2D-23219	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 840 Oakwood Terrace	LOAN OR ACCOUNT NO. 560164-3 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 December 6, 1972, in the original principal sum of $26,600.00, payable to Home Federal Savings & Loan Association, in monthly installments as set out in said note, with interest as set out therein, and being secured by a deed of trust executed by Michael Lynn Kemper and wife to Charles Nelson, Jr., Trustee, as of record in Book 4663, page 80,

MICHAEL LYNN KEMPER and wife, PATRICIA D. KEMPER hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto EARNEST C. WATKINS and wife, SHIRLEY ANN WATKINS

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. 47 on the Plan of Oakwood Terrace, Section One, as of record in Book 4460, page 55.

Said Lot No. 47 fronts 48.41 feet on the curving southerly margin of Oakwood Terrace Drive and runs back between lines, 153.01 feet on the westerly line and 145.47 feet on the northeasterly line, to a broken of two segments measuring 92.05 feet total thereon.

Being the same property conveyed to Michael Lynn Kemper and wife, Patricia D. Kemper, by deed from Ralph Stevens, Partner, American Homes, Inc., as of record in Book 4663, page 78.

This conveyance is made subject to restrictions of record in Book 4559, page 72.

This instrument prepared by David B. Herbert, Attorney, Third National Bank Building, Nashville, Tennessee, upon information furnished by the parties.

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.

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 26th day of June, 1974.

Michael Lynn Kemper

Patricia D. Kemper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Robert F. Teeple, a Notary Public in and for the State and County aforesaid, personally appeared the within named Michael Lynn Kemper and wife, Patricia D. Kemper, 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 26th day of June, 1974.

Robert F. Teeple
Notary Public

My commission expires: Nov. 12, 1975

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 $30,605.78

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF May, 75

MY COMMISSION EXPIRES: 7-27-77 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM
MICHAEL KEMPER AND WIFE

TO
EARNEST C. WATKINS AND WIFE

C 97411

IDENTIFICATION REFERENCE

MAY 8 9 21 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Flr. 3rd Natl. Bk. Bldg.
Nashville, Tennessee

MAY-8 CONV 31,605.78
MAY-8 S'TAX A* 82.16
MAY-8 PR'FEE A* .50
MAY-8 W'DEED 4.00 * 86.66

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