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| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| | First Federal Savings and Loan | |
| (NAME) | (NAME) Union at Fourth | 130-3 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) Nashville, Tennessee 37219 | 6 Pcl |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

## WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of which are hereby acknowledged; we

JUL 31 CONV 44,900.00
JUL 31 S'TAX A* 116.74
JUL 31 PR'FEE A* .50
JUL 31 DEED A 4.00 * 121.24

HAMILTON GAYDEN, JR. and wife PATRICIA G. GAYDEN

have bargained and sold, and by these presents do transfer and convey unto the said Dewitt Kennard and wife, Marcia Kennard

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 3 of Section A on the Map of the Resubdivision of part of Royal Oaks, of record in Book 1424, page 28, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 100.13 feet on the westerly side of Royal Oaks Place and runs back 223.5 feet on the northerly line and 225 feet on the southerly line, to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Hamilton Gayden, Jr. and wife, Patricia G. Gayden, by deed from Annie Ruth Goff of record in Book 3947, page 432, Register's Office for Davidson County, Tennessee.

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This conveyance is subject to easements, restrictions, set back lines of record and taxes for 1975, applicable to said property.

unimproved ( )
This is improved (X) property, known as 617 Royal Oaks Place (House Number) (Street)
Nashville, Tennessee 37205 (P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

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.

Witness our hands this 30 day of July, 1975.

HAMILTON GAYDEN, JR. — Hamilton Gayden Jr.

PATRICIA G. GAYDEN — Patricia G. Gayden

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, V. L. Baldyga, a Notary Public in and for said County and State, the within named Hamilton Gayden, Jr. and wife, Patricia G. Gayden

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 30 day of July, 1975.

My commission expires 8-1-77 Notary Public V. L. Baldyga

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 44,900.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

_____

Sworn to and subscribed before me
this 30 day of July, 19 75.

My commission expires 8-1-77 Notary Public V. L. Baldyga

This instrument was prepared by:

*This instrument prepared by*

| Name | | Address |
|---|---|---|
| | STEPHENSON AND LACKEY<br>First Federal Building<br>Nashville, Tennessee 37219 | |

WARRANTY DEED

FROM

HAMILTON GAYDEN, JR. AND WIFE, PATRICIA G. GAYDEN

TO

DEWITT KENNARD AND WIFE, MARCIA KENNARD

D 09179

IDENTIF. REFERENCE

JUL 31 3 54 PH '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219