MAP: 148-10
PARCEL: 6
5D 2281

SEND TAX BILLS TO:

NAME: George L. Heimbach, Jr.
ADDRESS: 3825 East Ridge Drive
Nashville, Tennessee 37211

NAME AND ADDRESS OF NEW OWNER:
George L. Heimbach, Jr.
3825 East Ridge Drive
Nashville, Tennessee 37211.

This Instrument Prepared from Information Furnished by the Parties by:
JOHN C. KERSEY, Attorney
U.S. 41 South
Smyrna, Tenn. 37167

BOOK 4976 PAGE 586

STATE OF TENNESSEE]
]
DAVIDSON COUNTY]

FOR AND IN CONSIDERATION of the sum of TWENTY-SIX THOUSAND AND NO/100 ($26,000.00) DOLLARS, cash in hand paid, receipt of which is hereby acknowledged;

We, the undersigned, JOHN CLAYBORNE KERSEY and wife, CAROL S. KERSEY, have bargained and sold and do hereby transfer and convey to GEORGE L. HEIMBACH, JR. and wife, SAUNDRIA K. HEIMBACH, their heirs and assigns, forever, that certain parcel of real estate situated in Davidson County, State of Tennessee, and being further described as follows, to-wit:

Being Lot 14 on the Plan of Murray Heights of record in Book 2663, page 37, Register's Office for Davidson County, described as follows: Said Lot No. 14 fronts 80 feet on the westerly side of East Ridge Drive and runs back 187.72 feet on the northerly line and 167.76 feet on the southerly line to a dead line in the rear on which it measures 87.4 feet. This is IMPROVED property located on 3825 East Ridge Drive, Nashville, Tennessee.

Being the same property conveyed to the undersigned by deed of record in Book 4274, page 321, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and setback lines of record; and, to all zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantees herein, their heirs and assigns forever.

AND, we do covenant with the said Grantees herein that we are lawfully seized and possessed of said land in fee simple; have a good right to convey the same; and the same is unencumbered except as above-noted, the 1975 taxes will be prorated with the Buyer paying his share to the Seller and the Seller being responsible.

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 herein, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of the within-described property will be given to the Grantees herein with Deed.

WITNESS OUR HANDS, this 26 day of November, 1975.

D 26906

IDENTIF. REFERENCE T

DEC 4 9 58 AM '75

ELIX A. WILSON REGISTER
DAVIDSON COUNTY, TENN.

John Clayborne Kersey
JOHN CLAYBORNE KERSEY

Carol S. Kersey
CAROL S. KERSEY

STATE OF TENNESSEE	DEC-4-75	CONV	26,000.00		
	DEC-4-75	S'TAX		B* 67.60	
RUTHERFORD COUNTY	DEC-4-75	PR'FEE		B* .50	
	DEC-4-75	W'DEED		B* 4.00	* 72.10

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named JOHN CLAYBORNE KERSEY and wife, CAROL S. KERSEY, the bargainors, with whom I am personally acquainted; and who acknowledged that they executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office in Smyrna, Tennessee, this 26th day of November, 1975.

Pam E. Turner
Notary Public

My Commission Expires:
10-17-77

PAM E. TURNER NOTARY PUBLIC TENN. AT LARGE

PAM E. TURNER NOTARY PUBLIC TENN. AT LARGE

STATE OF TENNESSEE
Rutherford COUNTY
I HEREBY SWEAR OR AFFIRM, THAT THE ACTUAL CONSIDERATION OR THE FAIR MARKET VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $26,000.00

John C. Kersey
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF Nov. 19 75

Pam E. Turner NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-17-77