This instrument prepared by Thomas C. Binkley, Attorney, 305 James Robertson Pkwy. Nashville, TN 37201

WARRANTY DEED

BOOK 5001 PAGE 669

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carl J. Crosslin	Same	
(NAME)	(NAME)	51-10
714 Freda Villa		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	10
Nashville, TN 372		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten & no/100 ($10.00) *Dollars,*

cash in hand paid and other good and valuable consideration received from the hereinafter named grantees, including agreement by the said grantees to assume and pay the balance owing on the promissory note secured by lien on the property herein conveyed and described in the Deed of Trust from Maurice F. Knox, Jr. and wife, Mary Smith Knox, to Charles Nelson, Jr., Trustee, of record in Book 3657, Page 211, Register's Office of Davidson County, Tennessee; we,

Ronald E. Kemp and wife, Kay M. Kemp

have this day bargained and sold, and do hereby transfer and convey unto the said Carl J. Crosslin and wife, Charlotte Crosslin

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Oakland Acres, Section 4, as of record in Book 2133, page 19, Register's Office for said County, described as follows:

Beginning on the northerly margin of Freda Villa at the corner of Lots Nos. 37 and 38; thence with said Freda Villa westwardly 238.3 feet; thence North 28° 14' East 160 feet; thence North 53° 14' East 162.5 feet to the corner of said Lots Nos. 37 and 38; thence with the line between said lots, southwardly 284.5 feet to the beginning.

Being the same property conveyed to Ronald E. Kemp and wife, Kay M. Kemp, by deed from Maurice P. Knox and wife, Bessie M. Knox, of record in Book 4435, page 649, Register's Office for said County.

This conveyance is subject to recorded restrictions, easements and setback lines applicable to said property, and to the lien of taxes for the year 1976.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 36,000.00

Subscribed and sworn to before me, this the ____ day of _____ 19__

Affiant

My commission expires _____ (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 714 Freda Villa (House Number) (Street) P. O. Address: Nashville, TN (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.* We *covenant that* we are *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 stated.

We *further covenant and bind* ourselves, our *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 our *hand* s *this* 6th *day of* February, 19 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ronald E. Kemp

Ronald E. Kemp

Kay M. Kemp

Kay M. Kemp

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible], a Notary Public in and for said County and State, Ronald E. Kemp and wife, Kay M. Kemp

the within named 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 6th day of February, 1976

[illegible] Notary Public

Commission expires 3 July 1977

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.....

3-2-76 C.O. 36,000.00
ST. 93.60
P.F. .50
W.D. 4.00 98.10

WARRANTY DEED

FROM
Ronald E. Kemp and wife,
Kay M. Kemp
TO
Carl J. Crosslin and wife,
Charlotte Crosslin

D 38372

IDENTIF. REFERENCE

MAR 2 12 58 PM '76

FEE ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

200 ECO