THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
230 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37219

BOOK 5017 PAGE 795

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Larry R. Kuykendall and wife, Connie L. Kuykendall	Mortgage Associates	147-1
(NAME)	(NAME)	
4736 Danby Drive	1835 Savoy Dr., N.E.	#181
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Atlanta, GA 30341	6D,U-24985
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned

JAMES S. FERGUSON and wife, ANITA A. FERGUSON

have this day bargained and sold, and do hereby transfer and convey unto the said

LARRY R. KUYKENDALL and wife, CONNIE L. KUYKENDALL their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 292 on the Plan of Section II, Caldwell Hall, as of record in Book 2900, page 96, Register's Office for said County.

Said Lot No. 292 fronts 85 feet on the east side of Danby Drive, and runs back 149.3 feet on the north line and 171.7 feet on the south line, to a dead line, which is a broken line on which it measures 101.1 feet.

Being the same property conveyed to James S. Ferguson and wife, Anita A. Ferguson, by deed from Robert O. Walters and wife, Jo B. Walters, of record in Book 4272, page 757, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 32,900.00

Subscribed and sworn to before me, this the 16th day of April, 19 76

Affiant

My commission expires 4/27/77

(Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 4736 Danby Drive, Nashville, TN (House Number) (Street) 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

LARRY R. KUYKENDALL and wife, CONNIE L. KUYKENDALL 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 for 1976 taxes, restrictions of record in BK.3097,p.407;plan of record in BK.2900,p.96 and utility anchor easement.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* LARRY R. KUYKENDALL and wife, CONNIE L. KUYKENDALL their

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

Witness our *hand* S *this* 16th *day of* April, 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.*

James S. Ferguson James S. Ferguson Anita A. Ferguson Anita A. Ferguson

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gail Pigg, a Notary Public in and for said County and State, James S. Ferguson and wife, Anita A. Ferguson

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 16th day of April, 19 76.

Gail Pigg
Notary Public

Commission expires 4/27/77

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.....

APR 22 76 CONV 32,900.00
APR 22 76 S'TAX B* 85.54
APR 22 76 TR'FEE B* .50
APR 22 76 M'DEED B* 4.00 * 90.04

WARRANTY DEED

FROM James S. Ferguson et ux

TO Larry R. Kuykendall et ux

D 45825

IDENTIF. REFERENCE

APR 22 12 21 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Return to Harold Adams, Attn.
311 Old Davis Blvd #218
Nashville, Tennessee 37217

Lic Box #12

Compliments of

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