This document prepared by:
C. D. Rippey, Atty.
2064 Life & Casualty Tower
Nashville, Tenn.

BOOK 5035 PAGE 269

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jean F. Martin Margaret D. Preston	SAME	150-5-10
(NAME)	(NAME)	
2924 Kinwood Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Forty-Two Thousand Dollars ($42,000.00) *Dollars,*

cash in hand paid by Jean F. Martin and Margaret D. Preston, receipt of which is hereby acknowledged, I, Rosemary C. Taylor, unmarried,

have this day bargained and sold, and do hereby transfer and convey unto the said Jean F. Martin and Margaret D. Preston, as joint tenants with right of survivorship and not as tenants in common, their ~~XXXXX~~, *heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Forest View Park, Section 1, of record in Book 3700, Page 110, Register's Office for said County, to which reference is here made for a more complete description.

Being the same property conveyed to Rosemary C. Taylor, by quitclaim deed from Mrs. James Oliver Steele and William Joseph Steele, of record in Book 4972, Page 975, Register's Office for Davidson County, Tennessee.

Conveyance is made subject to restrictive covenants of record in Book 4115, Page 674, R.O.D.C., Tennessee.

Taxes for year 1976 are assumed by purchasers, same having been prorated in the settlement.

All appliances, carpets and draperies are to remain with the property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 42,000.00

Affiant

Subscribed and sworn to before me, this the 10th day of June 19 76

My commission expires: Aug. 17, 1976 (Affix Seal)

Notary Public

This is ~~unimproved~~ ( ) ~~improved~~ (X) property, known as 2924 Kinwood Drive, Nashville, Tennessee.
(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 Jean F. Martin and Margaret D. Preston, as joint tenants with right of survivorship and not as tenants in common, their ~~XXXXX~~, *heirs and assigns forever.* I *covenant that* I am *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 aforesaid.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Jean F. Martin and Margaret D. Preston, their ~~XXXX~~, *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 10th *day of* June, 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.*

Rosemary C. Taylor

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Janie E. McClanahan, *a Notary Public in and for said County and State,* Rosemary C. Taylor, unmarried

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 10th *day of* June, *19* 76.

Commission expires Aug. 17, 1976 Janie E. McClanahan *Notary Public.*

JANIE E. McCLANAHAN NOTARY PUBLIC DAVIDSON COUNTY

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.....

JUN 15 76 CONV 42,000.00
JUN 15 76 S'TAX B* 109.20
JUN 15 76 PR'FEE B* .50
JUN 15 76 M'DEED B* 4.00 * 113.70

WARRANTY DEED

FROM
ROSEMARY C. TAYLOR
TO
JEAN E. MARTIN and
MARGARET D. PRESTON

Mail Grantee P.O. Box 9486 Nashville

D 53738

IDENTIF. REFERENCE

JUN 15 10 10 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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

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