This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

WARRANTY DEED

BOOK 5057 PAGE 472

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Tom L. Kinnie, et al	First Federal S & L Assn.	Map 142-15
(NAME)	(NAME)	
664 McPherson Drive	236 4th Avenue North	Parcel 68
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	90-29200
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

cash in hand paid by Tom L. Kinnie and wife, Linda F. Kinnie and Marvin E. Featherstone and wife, Laura M. Featherstone and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Tom L. Kinnie and wife, Linda F. Kinnie and Marvin E. Featherstone and wife, Laura M. Featherstone have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $24,000.00 secured by deed of trust in Book 4551, page 889, Register's Office for Davidson County, Tennessee.

We, Martin E. Shutt and wife, Phyllis C. Shutt

have this day bargained and sold, and do hereby transfer and convey unto the said Tom L. Kinnie and wife, Linda F. Kinnie and Marvin E. Featherstone and wife, Laura M. Featherstone

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Harpeth Valley Park Subdivision, Section I, of record in Book 3600, pages 93 and 94, Register's Office for said County.
Said Lot No. 27 fronts 115.6 feet on the northerly side of McPherson Drive and extends back 189.9 feet on the easterly line and 184 feet on the westerly line to a dead line in the rear on which it measures 57.4 feet.

Being the same property conveyed to Martin E. Shutt and wife, Phyllis C. Shutt, by deed from James T. McLean and wife, Carole L. McLean, of record in Book 4551, page 887, Register's Office for said County.

This conveyance is subject to easement for public utilities, anchor easements, and building setback lines and conditions of owner's certificate, as shown on plan of record in Book 3600, pages 93 and 94, Register's Office for said County, and restrictive covenants of record in Book 3857, page 858, 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 $ 41,250.00

Subscribed and sworn to before me, this the 13th day of August 1976

Affiant

My commission expires: 4/21/80 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 664 McPherson Drive (House Number) (Street) Nashville, Tennessee 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,

Tom L. Kinnie and wife, Linda F. Kinnie and Marvin E. Featherstone and wife, Laura M. Featherstone 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 which are prorated and assumed by the grantees, as above set out.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Tom L. Kinnie and wife, Linda F. Kinnie and Marvin E. Featherstone and wife, Laura M. Featherstone their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand S this 13th day of August 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Martin E. Shutt

X Phyllis C. Shutt

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, [illegible] *, a Notary Public in and for said County and State,* Martin E. Shutt and wife, Phyllis C. Shutt

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 13 *day of* August *, 19*76 .

[signature] *Notary Public*

Commission expires 11-30-1976

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 .....

AUG 16 CONV 41,250.00
AUG 16 S'TAX B* 107.12
AUG 16 PR'FEE B* .50
AUG 16 W'DEED B* 4.00 * 111.62

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37203 27//

WARRANTY DEED

FROM
Martin E. Shutt, et ux

TO
Tom L. Kinnie, et ux

D 63270

IDENTIF. REFERENCE

AUG 16 8 48 AM '76

FEE REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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