This instrument was prepared by James A. Kennedy, Attorney at Law, 320 Gallatin Road, Madison, Tennessee.

RETURN TO
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

BOOK 5057 PAGE 480

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James R. Kernell	First and Mid-South Mortgage Co.	4D 47588
(NAME)	(NAME)	
101 Warren Drive	P. O. Box 2568	Map 34-16
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, Tn. 37138	Nashville, Tn. 37219	Par. 4
(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 the said grantees, hereinafter named and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, Billy W. Ray and wife, Nancy K. Ray, hereinafter called the grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said James Ray Kernell and wife, Pauline Kernell, herein called the grantees, their

certain real estate in Davidson County, Tennessee, as follows: ~~XXXXXXX~~ *heirs and assigns.*

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Swinging Bridge Heights, as of record in book 2854, page 114, Register's Office for said County, as follows:

Said Lot No. 6 fronts 75 feet on the southeasterly side of Keeton Avenue and runs back 124.99 feet on the northeasterly line and 150 feet on the southwesterly line to a dead line which is a broken line on which it measures 82.87 feet.

Being the same property conveyed to Billy W. Ray and wife, Nancy K. Ray, by deed from Marcus T. Amos and wife, Frances Amos, of record in book 3884, page 199, said Register's Office.

This conveyance is made subject to the Plan of record in Book 2854, Page 114, said Register's Office which shows and owner's certificate, a 50 foot minimum building setback line from Keeton Avenue and a 10 foot easement for public utility purposes along the rear lines of said lot; a 2.5 x 30 foot utility anchor easement located on the northwest front corner of said lot; and restrictive covenant contained in instrument of record in Book 3104, Page 313, 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 $ 25000.00

Subscribed and sworn to before me, this the 11th day of Aug. 1976

Affiant: Pauline J. Kernell

My commission expires: May 12, 1980 (Affix Seal)

Notary Public: Wayne E. Brown

This is ~~unimproved~~ improved (X) property, known as 101 Warren Drive, Old Hickory, Tennessee 37138
(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 grantees, their ~~XXXXXXX~~

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.*

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 ~~XXXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 11th *day of* August, 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.*

Billy W. Ray
(Billy W. Ray)

Nancy K. Ray
(Nancy K. Ray)

BOOK 5057 PAGE 481

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Billy W. Ray and wife, Nancy K. Ray

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 Madison *Tennessee, this* 23 *day of* August *, 19* 76

Commission expires May 12, 1980 Myrna E. Brown *Notary Public*

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 76	CONV	25,000.00			
AUG 16 76	S'TAX		B*	65.00	
AUG 16 76	PR'FEE		B*	.50	
AUG 16 76	W'DEED		B*	4.00	* 69.50

WARRANTY DEED

FROM
Billy W. Ray et ux

TO
James Ray Kernell et ux

D 63274

IDENTIF. REFERENCE

AUG 16 9 11 AM '76

FEE ... REGISTER
DAVIDSON CO., TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

Wayne Harwood, ATG
Beverly Graves