BOOK 5063 PAGE 90

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| JAMES E. THIEL, ET UX | SAME | Map 43-15 |
| (NAME) | (NAME) | |
| 103 Wychewood Cove | | Par. 199 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Madison, Tennessee 37115 | | |
| (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, the receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption of an indebtedness of record in Book 4432, page 543, Register's Office for Davidson County, Tennessee, payable to Associates Capital Corp.,

WE, RICHARD H. GREENE and wife, JUANITA S. GREENE, hereinafter called the GRANTORS,

*have this day bargained and sold, and do hereby transfer and convey unto the said* JAMES E. THIEL and wife, ANN S. THIEL, hereinafter called the GRANTEES, their

*certain real estate in Davidson County, Tennessee, as follows:* *(successors), heirs and assigns.*

Lot No. 99 in the Kingsway Green Subdivision in a plat of which is of record in Book 3842, page 227, Register's Office of Davidson County, Tennessee, and being the same property conveyed to Richard H. Greene and wife, Juanita S. Greene, by deed from Kingsway Greens of America, Inc., of record in Book 4527, page 139, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and covenants of record in Book 4280, page 68, Register's Office of Davidson County, Tennessee and all zoning ordinances or laws of any Governmental authority.

THIS INSTRUMENT WAS PREPARED BY
McKINNEY and EVERETT
ATTORNEYS AT LAW
Suite One 1303 Gallatin Road, North
Madison, Tennessee 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater for this transfer is $ 10,500.00

Subscribed and sworn to before me, this the 26th day of August, 19 76

Affiant

My commission expires: 12/5/79 (Affix Seal)

Notary Public

This is unimproved ( X ) improved ( ) property, known as 103 Wychewood Cove, Madison, Tenn. (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

*(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.*

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 26th 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.*

Richard H. Greene

Juanita S. Greene

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD H. GREENE and wife, JUANITA S. GREENE

the within named bargainors, 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 26 day of August, 19 76.

Commission expires 12/5/79

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 27 76 | CONV | 10,500.00 | | | |
| AUG 27 76 | S'TAX | | B* | 27.30 | |
| AUG 27 76 | PR'FEE | | B* | .50 | |
| AUG 27 76 | W'DEED | | B* | 4.00 | * 31.80 |

**WARRANTY DEED**

FROM

RICHARD H. GREENE and wife

TO

JAMES E. THIEL and wife,

ANN S. THIEL

D 6 5 3 6 4

IDENTIF. REFERENCE

AUG 27 3 08 PM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

**Chicago Title Insurance Company**
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238