BOOK 5068 PAGE 562

THIS INSTRUMENT PREPARED BY
Thompson, Lieberwood, and Crawford
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37233

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Julia C. Callaway (NAME)	Same (NAME)	Map 116-14
206 Leake Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 59
Nashville, Tennessee 37205 (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, and other good and valuable consideration, the receipt of which is hereby acknowledged and the agreement by Grantees to assume the present indebtedness evidenced by a Deed of Trust of record in Book 4669, page 176, Register's Office for Davidson County, Tennessee.

I, Kenneth Kimball McKee

have this day bargained and sold, and do hereby transfer and convey unto the said Julia C. Callaway, her

~~(successors)~~, *heirs and assigns,*

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

Being Lots No. 7 and 8 on the Map of Belle Meade Subdivision, of record in Book 1130, page 3, Register's Office for said County.

Said lots adjoin and front together 120 feet on the north side of Leake Avenue and run back between parallel line 164 feet to a dead line.

Being the same property conveyed to Kenneth Kimball McKee, a single man, by deed from Zachry F. Martin and wife, Cynthia M. Martin, of record in Book 4920, page 562, Register's Office for said County. The said Margaret J. McKee hereby joins in the execution of this document for the purpose of conveying any interest she may have in this property by reason of her marital status.

This conveyance is made subject to the following encumbrances:
(1) 1976 taxes to be prorated and assumed by Grantee.
(2) Ten-foot easement for public utilities across the rear of premises and drainage and anchor easement located on premises, 30-foot building set-back line from Neal Terrace, and conditions of owner's certificate as shown on Plan of record in Book 1130, page 3, Register's Office for said County.
(cont.)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 38,500.00

Subscribed and sworn to before me, this the 8th day of September, 1976

Affiant: Julia C. Callaway

My commission expires: My Commission Expires August 15, 1979 (Affix Seal) Notary Public

CRAWFORD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

This is ~~unimproved ( )~~ improved ~~XXX~~ property, known as 206 Leake Avenue, Nashville, Tennessee 37205
(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 Julia C. Callaway, her

~~(successors)~~, *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 noted above.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Julia C. Callaway, her

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

Witness our *hand* s *this* 8th *day of* September, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Kenneth Kimball McKee — Kenneth Kimball McKee

Margaret J. McKee — Margaret J. McKee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Carol E. Milam, a Notary Public in and for said County and State, Kenneth Kimball McKee and wife, Margaret J. McKee

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

Witness my hand and official seal at Nashville, Davidson County Tennessee, this 8th day of September, 19 76.

Carol E. Milam Notary Public

Commission expires Feb 18, 1980

CAROL E. MILAM NOTARY PUBLIC DAVIDSON COUNTY TENN.

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.....

(cont.)
(3) Restrictive covenants contained in an instrument of record in Book 1066, page 618, Register's Office for Davidson County, Tennessee.
(4) Deed of Trust of record in Book 4669, page 176, Register's Office of Davidson County, Tennessee.

SEP 15 76	CONV	38,500.00			
SEP 15 76 S'TAX			B*	100.10	
SEP 15 76 PR'FEE			B*	.50	
SEP 15 76	W'DEED		B*	4.00	* 104.60

WARRANTY DEED

FROM
Kenneth Kimball McKee
TO
Julia C. Callaway

D 67977

IDENTIF. REFERENCE

SEP 15 2 15 PM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238