BOOK 5097 PAGE 463

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,923.99

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December, 1976

Notary Public

MY COMMISSION EXPIRES: Oct 22, 1980

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 3250 DICKERSON ROAD, NASHVILLE, TENNESSEE

NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
First Realty Group, Inc. (NAME)	Baker Mortgage Corporation (NAME)	10D 34150
Hermitage Professional Mall (STREET ADDRESS OR ROUTE NUMBER)	2840 Northeast Expressway, N. E. (STREET ADDRESS)	MAP 41-8
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30345 (CITY) (STATE) (ZIP)	PARCEL 49

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Dianalea Kingsmill et vir Thomas O. Kingsmill

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO First Realty Group, Inc.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING part of Lot No. 3 on the Plan of the Division of the K. J. Morris Lands, as of record in Book 57, Page 49, Register's Office for Davidson County, Tennessee, and being described according to a survey by Richard B. Omohandro, dated February 20, 1960, as Tract 2, as follows:

BEGINNING at a point in the south margin of Old Hickory Boulevard, said point being the common bound of the Ray property and the said property; thence running with the said Old Hickory Boulevard in an easterly direction 65 feet to a point; thence S 16° 14' W 145.2 feet to a point; thence S 86° 14' E 65 feet to a point; thence N 16° 46' E 135.4 feet to the point of beginning.

BEING the same property conveyed to Dianalea Kingsmill et vir Thomas O. Kingsmill by deed of record in Book 5005, Page 700, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any existing restrictions and/or easements.

THIS CONVEYANCE is further subject to the assumption by the Grantees of a first mortgage indebtedness payable to Baker Mortgage Corporation in the original principal amount of $21,500.00. Said indebtedness is secured by a deed of trust of record in Book 5005, Page 702, Register's Office for Davidson County, Tennessee.

RECORDER'S MEMO: Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

This is unimproved ( ) improved (X) property, known as 1117 Old Hickory Boulevard, Nashville, TN 37207
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 15th day of December, 19 76

DIANALEA KINGSMILL: Dianalea Kingsmill

THOMAS O. KINGSMILL: Thomas O. Kingsmill

STATE OF TENNESSEE
Davidson County

Personally appeared before me, M. Neal Stanley Jr., a Notary Public in and for said County and State, the within named Dianalea Kingsmill et vir Thomas O. Kingsmill

the 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 Hermitage, Tennessee, this 15th day of December, 19 76

Commission expires May 16 1977

M. Neal Stanley Jr.
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ (his oath) (himself) with whom I am personally acquainted and who upon [redacted] acknowledged ([redacted]) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 _____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

DIANALEA KINGSMILL ET VIR THOMAS O. KINGSMILL

TO

FIRST REALTY GROUP, INC.

D 81524

IDENTIF. REFERENCE

DEC 16 1 35 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Edward Seldon
Attorney-at-Law
3250 DICKERSON ROAD
NASHVILLE, TENNESSEE 37207

DEC16'76	CONV	21,923.99			
DEC16'76 S'TAX			B*	56.94	
DEC16'76 PR'FEE			B*	.50	
DEC16'76	W'DEED		B*	4.00	* 61.44