WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF January, 19 77

Notary Public

MY COMMISSION EXPIRES: October 28, 1978
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DOUGLAS R. BERRY, 907 TWO MILE PARKWAY, GOODLETTSVILLE, TENNESSEE 3707
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JEFFERY C. KINGSBURY, et ux	CHURCHILL MORTGAGE CORP.	11D 45370
(NAME)	(NAME)	
323 LANIER DRIVE	1835 SAVOY DRIVE, N.E.	43-14
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
MADISON, TENN. 37115	ATLANTA, GA 30341	105
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, James P. Lee and wife, Barbara L. Lee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffery C. Kingsbury and wife, Rosemary Kingsbury

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:

Land in Davidson County, Tennessee, being the southwesterly 19 feet of Lot No. 3 and the northeasterly 38 feet of Lot No. 2, Block G, on the revised Map of Rainbow Terrace Subdivision, as of record in Book 1130, page 85, Register's Office for said County.

Said parts of said lots adjoin and front together 57 feet on the southeasterly side of Lanier Drive and run back between parallel lines 144.4 feet to a dead line.

Being the same property conveyed to James P. Lee and wife, Barbara L. Lee by deed from George L. Hire and wife, Opal Ruth Hire, of record in Book 4477, page 908, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 323 Lanier Drive, Madison, Tennessee 37115
(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 hands this 10th day of January, 19 77

James P. Lee
JAMES P. LEE

Barbara L. Lee
BARBARA L. LEE

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James P. Lee and Barbara L. Lee

the 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 Nashville, Tennessee this 10th day of January, 1977

Douglas R Berry
Notary Public

Commission Expires October 28, 1978

DOUGLAS R. DERRY NOTARY PUBLIC STATE OF TENN.

STATE OF
County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon {his oath / their several oaths} acknowledged {himself / themselves} to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that {he / they} as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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

D 8 5 3 6 6

IDENTIFICATION REFERENCE

JAN 17 11 10 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

JAN 17 77 CONV 16,000.00
JAN 17 77 S TAX B* 41.60
JAN 17 77 R PR FEE B* .50

WARRANTY DEED

FROM
JAMES P. LEE, et ux

TO
JEFFERY C. KINGSBURY, et ux

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE Company of New York