BOOK 5153 PAGE 880

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,449.35

Samuel A. Minton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June, 1977

Notary Public

MY COMMISSION EXPIRES: 2-15-80
(AFFIX SEAL)

FROM INFORMATION FURNISHED BY THE PARTIES:

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & WEEMS, ATTORNEYS
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SAMUEL A. MINTON et ux (NAME)	THE KISSELL COMPANY (NAME)	2DU23139
4563 Artelia Drive (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	148-8
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Springfield, Ohio 45501 (CITY) (STATE) (ZIP)	12

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, JACK B. GALLOWAY and wife, NANCY T. GALLOWAY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SAMUEL A. MINTON and wife, CAROLYN MINTON

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 Lot No. 10, Section One, on the Plan of Oakwood Terrace Subdivision, of record in Book 4460, page 54 and 55, Register's Office for Davidson County, Tennessee.

SAID Lot No. 10 fronts the westerly margin of Artelia Drive 65.0 feet and runs back between lines which measure 125.02 feet on the south side line, 124.99 feet on the north side line, to a dead line in the rear on which it measures 65.0 feet.

BEING the same property conveyed to Jack B. Galloway and wife, Nancy T. Galloway by deed from Ralph Stevens and Melvin Jones d/b/a American Homes of record in Book 4719, page 727, Register's Office for Davidson County, Tennessee.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Thomas and Hill, Inc. of record in Book 4719, page 729, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

unimproved ( )
This is improved (X) property, known as 4563 Artelia Drive, Antioch, Tennessee 37013
(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 1st day of June, 19 77

Jack B. Galloway

Nancy T. Galloway

STATE OF TENNESSEE
Davidson County

BOOK 5153 PAGE 881

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jack B. Galloway and wife, Nancy T. Galloway

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 Nashville, Tennessee, this 1st day of June 1977.

Commission expires 2-15-81.

Notary Public

STATE OF TENNESSEE
Davidson 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 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
JACK B. GALLOWAY and wife,
NANCY T. GALLOWAY

TO
SAMUEL A. MINTON and wife,
CAROLYN MINTON

E 0 6 7 3 7

IDENTIFICATION REFERENCE

JUN 2 9 18 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Row 1, Box 8 (djm)

WILKINS, ADAMS & WEEMS, ATTORNEYS
401 Union Street
1100 Fidelity Federal Building
Nashville, Tennessee 37219

JUN-27 CONV 29,449.3
JUN-27 S'TAX B* 76.44
JUN-27 PR'FEE B* .50
JUN-27 W'DEED B* 4.00 * 80.94