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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

RONALD D. CORNWELL AND WIFE,

DEBORAH J. CORNWELL

TO

RICHARD LEE KIMSEY AND WIFE,

ELAINE P. KIMSEY

For draftsman's use

This instrument prepared by

CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers
Nashville, Tennessee 37219
RETURN TO
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Lee Kimsey & wf.	First and Mid-South Mortgage (NAME)	Map 148-12
Elaine P. Kimsey (NAME)	P. O. Box 2568 (STREET ADDRESS)	Parcel 101
4716 McBride Road (STREET ADDRESS OR ROUTE NUMBER)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)		

(FOR REGISTER'S USE)

E13411

IDENTIF. REFERENCE

JUL 8 1 53 PM '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER. FOR THIS TRANSFER IS

$ 34,700.00 x Richard Lee Kimsey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF July 1977.

Notary Public

MY COMMISSION EXPIRES: 1-31-78

(AFFIX SEAL)

For and in Consideration of the sum of --------Ten Dollars and No/100----------

----------($10.00)----------DOLLARS

cash in hand paid by Richard Lee Kimsey and wife, Elaine P. Kimsey, and other good and valuable considerations, receipt of which is hereby acknowledged, and the agreement by the said Richard Lee Kimsey and wife, Elaine P. Kimsey to assume and agree to pay the unpaid balance of a loan in the original principal amount of $29,250.00 to First and Mid-South Mortgage Company, secured by a deed of trust of record in Book 4967, page 393, Register's Office for Davidson County, Tennessee, payable in conformity with the terms and conditions stated therein.

RONALD D. CORNWELL AND WIFE,
DEBORAH J. CORNWELL, GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said

RICHARD LEE KIMSEY AND WIFE, ELAINE P. KIMSEY, 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. 252 on the Plan of Debra Heights, Section II, of record in Book 3700, page 39, Register's Office for said County.

Said Lot No. 252 fronts 80 feet on the easterly side of McBride Road and runs back 142.01 feet on the southerly line and 154.94 feet on the northerly line to a rear line on which it measures 81.04 feet.

Being the same property conveyed to Ronald D. Cornwell and wife, Deborah J. Cornwell by deed from Virgil E. Cartwright, of record in Book 4967, page 391, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants contained in instrument of record in Book 3919, page 104, said Register's Office, and the Plan of record in Book 3700, page 39, said Register's Office, shows an owner's certificate, a 30-foot minimum setback line from McBride Road and an easement for public utility purposes along the northerly and rear lines of said lot with an 8 inch sewer line lying within said easements, and a 2.5 X 30-foot utility anchor easement located on the northwest corner of said lot.

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This is { unimproved ( ) / improved (X) } property, known as 4716 McBride Road, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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. except as of record.

And we, Grantors 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.

Witness our hands this 6th day of July, 1977

Ronald D. Cornwell
(RONALD D. CORNWELL)

Deborah J. Cornwell
(DEBORAH J. CORNWELL)

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 Ronlad D. Cornwell and Deborah J. Cornwell

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 6th day of JUly, 19 77

..... Notary Public.

Commission expires 1-31-78

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 .....

JUL-82 COMM 30,700.00
JUL-82 STATE B* 30.22
JUL-82 PRTFEE B* .50
JUL-82 WDEED B* 4.00 * 94.72