BOOK 5218 PAGE 630 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,000.00

James H. Kiser
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF November 1977.

Barbara D. Kiser
Notary Public

MY COMMISSION EXPIRES: My Commission Expires Feb. 23, 1981
(AFFIX SEAL)

This instrument prepared by:
GULLETT, STEELE, SANFORD, ROBINSON & MERRITT
230 Fourth Ave. North Nashville, Tenn. 37219

THIS INSTRUMENT WAS PREPARED BY
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS: |
|---|---|---|
| James H. Kiser et ux (NAME) | HOME FEDERAL SAVINGS & LOAN (NAME) | 82 D 2 14 |
| 1217 Davidson Road (STREET ADDRESS OR ROUTE NUMBER) | 230 4th Avenue North (STREET ADDRESS) | |
| Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37219 (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, LARRY W. DEASON AND DEBBIE L. STEED DEASON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES H. KISER AND WIFE, DEBORAH M. KISER

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 part of Lot No. 63 on the Plan of Crestmeade Subdivision, Section II, as of record in Book 2331, page 152, said Register's Office, described as follows:

Beginning on the southwesterly margin of Davidson Road at the common corner of Lots Nos. 63 and 64; thence in a southwesterly direction with the dividing line of said Lot, 271 feet to a corner of Part of Lot No. 63 conveyed to State of Tennessee, by deed in Book 3102, page 597; thence following the State property, south 15 deg. 41 min. 37 sec. east 11.7 feet; thence south 68 deg. 41 min. west 9 feet to the rear line of Lot No. 63; thence along the rear line of said lot, southeasterly 174.3 feet; thence along the southeasterly line of said lot, northeasterly 307.6 feet to the southwesterly margin of Davidson Road; thence with the same, northwesterly 115 feet to the point of beginning.

Being the same property conveyed to Larry W. Deason and Debbie L. Steed (now Deason) tenants in common by deed from James H. Sowards and wife, Eileen S. Sowards, of record in Book 5019, page 355, said Register's Office.

This conveyance is made subject to encumbrances of record.

This is improved (X) unimproved ( ) property, known as 1217 Davidson Road (House Number) (Street) Nashville, Tennessee (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 2nd day of November, 19 77

Larry W. Deason
LARRY W. DEASON

Debbie L. Steed Deason
DEBBIE L. STEED DEASON

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LARRY W. DEASON AND DEBBIE L. STEED DEASON

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 2nd day of November 19 77

My Commission Expires
Commission expires Feb. 23, 1981

Barbara D. Kiser
Notary Public

BARBARA D. KISER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

L# 553,689-6 (Closing Dept.)
RETURN TO HOME FEDERAL

# WARRANTY DEED

FROM
LARRY W. DEASON
AND
DEBBIE L. STEED DEASON

TO
JAMES H. KISER
AND WIFE,
DEBORAH M. KISER

E 35008

IDENTIF. REFERENCE

Nov 3 3 21 PM '77

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| NOV-3-77 | CONV | 44,000.00 | | | |
| NOV-3-77 | S'TAX | | B* | 114.40 | |
| NOV-3-77 | PR'FEE | | B* | .50 | |
| NOV-3-77 | W'DEED | | B* | 4.00 | * 118.90 |

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.