This instrument prepared by:
George E. Mudter, Jr., Attorney
254 Highlands Building
Brentwood, Tennessee 37027

BOOK 5261 PAGE 869

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mr/mrs John K. Kimery	Guaranty Mortgage Co. Div.	131.1
(NAME)	(NAME)	56
2305 Hobbs Road	P. O. Box 786	Field Book No.
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37215	Brentwood, Tn. 37027	7DA-44015
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) *Dollars,*

and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

JOHN W. KIMERY and wife, ISABELLE McCLOSKEY KIMERY,

have this day bargained and sold, and do hereby transfer and convey unto ~~XXXXX~~
JOHN K. KIMERY and wife, DIANNE H. KIMERY, their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 30 on the Map of B. N. Stammer Subdivision, as of record in Book 1424, page 23, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John W. Kimery and wife, Isabelle McCloskey Kimery, by deed from Floyd A. Elliott and wife, Mattie Elliott, as of record in Book 2296, page 629, said Register's Office.

This conveyance is made subject to restrictions of record in Book 1514, page 480, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is ~~$45,000.00~~

Subscribed and sworn to before me, this the ~~13th~~ day of ~~March~~ 19~~78~~

Affiant

My commission expires: ~~May 30, 1979~~ (Affix Seal)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is ~~unimproved ( )~~ improved (XX) property, known as 2305 Hobbs Road, Nashville, Tennessee 37215
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
John K. Kimery and wife, Dianne H. Kimery, their
(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except for 1978 Taxes, which have been prorated and assumed by the Buyers.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*
John K. Kimery and wife, Dianne H. Kimery, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 13th *day of* March, *19* 78 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Isabelle McCloskey Kimery

John W. Kimery

BOOK 5261 PAGE 870

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Helen D. Scott, *a Notary Public in and for said County and State,* John W. Kimery and wife, Isabelle McCloskey Kimery, *the within named 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* 13th *day of* March, *19*78

Helen D. Scott
Notary Public

HELEN D. SCOTT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires May 30, 1979

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 .....

WARRANTY DEED

FROM
JOHN W. KIMERY and wife,
TO
JOHN K. KIMERY and wife,

E 54496

IDENTIF. REFERENCE

MAR 13 4 10 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAR 13 78	CONV	45,000.00			
MAR 13 78	S'TAX		B*	117.00	
MAR 13 78	PR'FEE		B*	.50	
MAR 13 78	W'DEED		B*	4.00	* 121.50

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

FILE:
GEORGE E. MUDTER, JR., ATTY.