STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,475.87

M. Van Stanley Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April 1978

Notary Public

MY COMMISSION EXPIRES: 1-21-80

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, HERMITAGE PROFESSIONAL MALL, HERMITAGE, TENNESSEE 37076
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Century 21 First Realty Group, Inc. (NAME)	Churchill Mortgage Corporation (NAME)	GO 04586
Hermitage Professional Mall (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 81386 (STREET ADDRESS)	MAP 34-5
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Chamblee, GA 30366 (CITY) (STATE) (ZIP)	PARCEL 8

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, THOMAS O. KINGSMILL ET UX DIANALEA G. KINGSMILL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CENTURY 21 FIRST REALTY GROUP, INC.

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:

BEING the easterly part of Lot No. 39, on the Map of Bransford Realty Company's ALTA LOMA SUBDIVISION, of record in Book 421, Page 44, Register's Office for Davidson County, Tennessee, described according to a survey by Lewis D. Justice, Surveyor, April 4, 1952, as follows: BEGINNING at a R. R. spike in the center of Alta Loma Drive at the southeast corner of said Lot No. 39 where the west line of the right-of-way of the L & N Railroad crosses said Drive; thence with the center line of said Drive 80° 30' W 101 feet to a stake; thence north 4° 55' E 645 feet to a stake; thence south 62° 15' E 88.5 feet to a stake in the west line of said right-of-way; thence with the west line of the same south 2° W 265 feet to the beginning.

BEING the same property conveyed to Thomas O. Kingsmill et ux Dianalea G. Kingsmill by deed of record in Book 5276, Page 70, Register's Office for said County.

THIS conveyance is subject to any existing restrictions and/or easements of record.

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 of record in Book 5125, Page 682, Register's Office for Davidson County, Tennessee, to Churchill Mortage Corporation.

THE existing escrow account and hazard insurance policy is hereby transferred with this conveyance to the Grantees herein.

This is unimproved ( ) improved (XX) property, known as 301 Alta Loma Road, Goodlettsville, TN 37072
(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 28th day of April, 19 78

THOMAS O. KINGSMILL: Thomas O. Kingsmill

DIANALEA G. KINGSMILL: Dianalea G. Kingsmill

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 Thomas O. Kingsmill et ux Dianalea G. Kingsmill

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 Hermitage, Tennessee, this 28th day of April 19 78

Commission expires 1-21-81

Notary Public

LEON SHARBER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }

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 Thomas O. Kingsmill et ux

TO Dianalea G. Kingsmill

Century 21 First Realty Group, Inc.

E62467

IDENTIF. REFERENCE

APR 28 1 48 PM '78

FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Return to:
LEON SHARBER, ATTORNEY
HERMITAGE PROFESSIONAL MALL
HERMITAGE, TENNESSEE 37076

APR28'78	CONV	25,475.87			
APR28'78	S'TAX		B*	66.30	
APR28'78	PR'FEE		B*	.50	
APR28'78	W'DEED		B*	4.00	* 70.80