This Instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5316 PAGE 186

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles E. Kimbel, Jr. et ux	First Tennessee Bank N. A. Memphis	Map 159
(NAME)	(NAME)	
	P. O. Box 474	Parcel 148
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
	Memphis, Tennessee 38101	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------($10.00)---------- *Dollars,*
cash in hand paid by Charles E. Kimbel, Jr. and wife, Ann E. Kimbel and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Mary Frances Combs, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Charles E. Kimbel, Jr. and wife, Ann E. Kimbel, their *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Land in the City of Forest Hills, Davidson County, Tennessee, being Lot No. 5 on the Plan of Hickory Boulevard Estates, Section 2, as of record in Book 4175, page 110, Register's Office for said County, described as follows:
Beginning on the southerly margin of East Hickory Springs Court at the corner of Lot Nos. 5 and 6; thence with the line between said two lots southerly 251.61 feet; thence westerly 173 feet to the easterly margin of Hickory Springs Road; thence with the same northerly 163.67 feet to the beginning of a curve; thence around said curve having a radius of 25 feet, northeasterly 38.10 feet to the southerly margin of East Hickory Springs Court; thence with the same easterly 303.14 feet to the beginning.

Being the same property conveyed to Mary Frances Combs, by deed from Robert C. Hoffman and wife, Shirley R. Hoffman, of record in Book 5057, page 286, said Register's Office.

This conveyance is subject to a 10-foot easement for public utility purposes, 20-foot drainage easement, anchor easement, a minimum building setback line to be established by the City of Forest Hills, and conditions of Owner's Certificate of record in Book 4175, page 110, Register's Office for Davidson County, Tennessee; and restrictive covenants of record in Book 4505, page 501, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 125,000.00

Subscribed and sworn to before me, this the 24th day of July 19 78

Affiant Charles E. Kimbel, Jr.

My commission expires: 4/18/82 (Affix Seal)

Notary Public Nancy L. Kotz

This is unimproved ( ) improved (X) property, known as 1249 East Hickory Springs Court Brentwood, Tennessee 37027
(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
Charles E. Kimbel, Jr. and wife, Ann E. Kimbel, their *(successors),*
heirs and assigns forever. I *covenant that* I am *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 are prorated and assumed by the purchasers.
I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Charles E. Kimbel, Jr. and wife, Ann E. Kimbel, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand* this 24th *day of* July, 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.*

Mary Frances Combs

Mary Frances Combs

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, NANCY C. KOTB, *a Notary Public in and for said County and State,* Mary Frances Combs, unmarried

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee *this* 24th *day of* July, *19* 78.

Nancy L Kotb
Notary Public

Commission expires 4/18/82

NOTARY PUBLIC DAVIDSON COUNTY TENN.

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 .....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238 1234868

WARRANTY DEED

FROM
Mary Frances Combs

TO
Charles E. Kimbel, Jr. et ux

JUL 26 78	CONV	90,000.00			
JUL 26 78	CONV	35,000.00			
JUL 26 78	S'TAX		B*	325.00	
JUL 26 78	PR'FEE		B*	.50	
JUL 26 78	W'DEED		B*	4.00	* 329.50

E 7 8 9 5 0 *

IDENTIF. REFERENCE

JUL 26 12 44 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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