BOOK 5320 PAGE 386 Form No. WD-1

THIS INSTRUMENT PREPARED BY
AND R[illegible] O[illegible]
A. HARRISON [illegible], JR., ATTY
[illegible] FLOOR
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

24,500.00

Larry E. Maddin, Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JULY, 1978

Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME [illegible] ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry E. Maddin, Sr. (NAME)	Dobson and Johnson, Inc. (NAME)	MAP 83-3
2219 Carter Avenue (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place, Suite 1800 (STREET ADDRESS)	PARCEL 233
Nashville, Tennessee 37206 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37239 (CITY) (STATE) (ZIP)	15DA-38114

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 N. W. Kemp and wife Catherine O. Kemp

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry E. Maddin, Sr. and wife Sandra A. Maddin

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 a portion of the southwest part of Lot No. 56 on the Map of Brownsville, as of record in Book 21, page 9, Register's Office for said County, described according to a survey by John B. Kohl, III, dated July 17, 1978, as follows:

BEGINNING at a point in the easterly margin of Campbell Street, said point being the northwest corner of the herein described tract, and also being the southwest corner of Lot No. 2 of the Plan of the N. W. Kemp Property, as of record in Book 4595, page 132, Register's Office for Davidson County, Tennessee; thence leaving the said easterly margin of Campbell Street with the common line between said Lot No. 2 and the herein described property, in an easterly direction 74.5 feet to a point; thence leaving said common boundary line, in a southerly direction, 174 feet to a point in the northerly margin of Carter Street; thence with said northerly margin of Carter Street, in a westerly direction, 74.5 feet to a point in the easterly margin of Campbell Street, thence with said easterly margin of Campbell Street, in a northerly direction, 174 feet to the point of beginning.

BEING part of the same property conveyed to N. W. Kemp and wife, Catherine O. Kemp, by deed from Edna Parker Mitchell and husband, James M. Mitchell, Sr., of record in Book 1712, page 338, Register's Office for Davidson County, Tennessee.

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

This is unimproved ( ) improved (XX) property, known as 2219 Carter Avenue (House Number) Carter Ave (Street) Nashville, Tennessee 37206 (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 20TH day of JULY, 19 78

N. W. Kemp N. W. Kemp

Catherine O. Kemp Catherine O. Kemp.

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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 N. W. Kemp and wife Catherine O. Kemp

the bargainor, 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 29TH day of JULY 19 78.

Commission expires Jan. 18, 1982

Notary Public

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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
N. W. Kemp et ux
Catherine O. Kemp

TO
Larry E. Maddin, Sr. et ux
Sandra A. Maddin

E 80748

IDENTIF. REFERENCE

AUG 4 11 23 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DOBSON & JOHNSON, INC.
Mortgage Bankers
311 Plus Park Blvd.
Nashville, Tennessee 37217

AUG-4 78	CONV	24,500.00				
AUG-4 78	S'TAX		B*	63.70		
AUG-4 78	PR'FEE		B*	.50		
AUG-4 78	W'DEED		B*	4.00	*	68.20