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

BOOK 5353 PAGE 444

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Betty A. Huffines	Third National Mortgage Company	Map 82-16
(NAME)	(NAME) P. O. Box 2628	Parcel 414
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Nashville, Tennessee 37219	
(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 Betty A. Huffines and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Edward T. Kephart and wife, Elizabeth A. Kephart

have this day bargained and sold, and do hereby transfer and convey unto the said Betty A. Huffines,

her *(successors), heirs and assigns,*

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

Being Lot No. 24 on the Plan of Shelby Hills Subdivision, as of record in Book 3600, page 17, Register's Office for said County.
Said Lot No. 24 fronts 50 feet on the west side of South 10th Street and runs back between lines 161.41 feet on the northerly side and 131.88 feet on the southerly side to a line in the rear on which it measures 58.07 feet thereon.

Being the same property conveyed to Edward T. Kephart and wife, Elizabeth A. Kephart by deed from Henry Hudson and Bill M. Bowman of record in Book 3858, page 408, said Register's Office.

This conveyance is subject to an easement for public utilities, anchor easements, and building setback lines and conditions of Owner's Certificate of record in Book 3600, page 17, Register's Office for said County; and restrictive covenants of record in Book 3368, page 23, and Book 3644, page 591, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 25,500.00

Subscribed and sworn to before me, this the 18th day of October 1978

x Betty A. Huffines
Affiant

My commission expires: 8-12-81
(Affix Seal)

Doris E Mosier
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

This is unimproved ( ) improved (XX) property, known as ..... (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 Betty A. Huffines,

her *(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 are prorated and assumed by the purchasers.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Betty A. Huffines,

her
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 18th *day of* October, 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.*

Edward T. Kephart
Edward T. Kephart

Elizabeth A. Kephart
Elizabeth A. Kephart

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Doris E. Morris, *a Notary Public in and for said County and State,* Edward T. Kephart and wife, Elizabeth A. Kephart

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* 18th *day of* October, *19*78.

Doris E. Morris
Notary Public

Commission expires 8-12-81

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 .....

CHICAGO TITLE INS. CO.
AMERICAN LAND TITLE BLANK

WARRANTY DEED

FROM

Edwart T. Kephart et ux

TO

Betty A. Huffines

OCT 20 78	CONV	25,500.00			
OCT 20 78	S'TAX		B*	66.30	
OCT 20 78	PR'FEE		B*	.50	
OCT 20 78	W'DEED		B*	4.00	* 70.80

E 9551.9

IDENTIF. REFERENCE

OCT 20 12 42 PM '78

FELIX Z. [illegible] REGISTER
DAVIDSON [illegible] CO.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238