ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James R. Kitchen, Jr. et ux (NAME)	SAME (NAME)	159-0-137 Ja
1255 West Hickory Springs Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	BOOK 5357 PAGE 403
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 ($10.00)----------
----------DOLLARS

and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption of the unpaid balance of a note secured by a Deed of Trust of record in Book 4510, page 96, Register's Office for Davidson County, Tennessee.

Ronald L. Huff and wife Donna Huff
have bargained and sold, and by these presents do transfer and convey unto the said James R. Kitchen, Jr. and wife Ruth Dykes Kitchen

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 16 on the Plan of Hickory Boulevard Estates, Section 2, as of record in Book 4175, page 110, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 200 feet on the southerly side of West Hickory Springs Court and extends back 241.45 feet on the easterly line and 211.54 feet on the westerly line, to a dead line measuring 322.62 feet thereon.

Being the same property conveyed to Ronald L. Huff and wife, Donna F. Huff by deed from Wayne Posey and wife, Dorothy G. Posey of record in Book 4867, page 938, Register's Office for Davidson County, Tennessee.

OCT 30 78	CONV	90,000.00	138,000.00		
OCT 30 78	CONV	48,000.00			
OCT 30 78	S'TAX		B* 358.80		
OCT 30 78	PR'FEE		B* .50		
OCT 30 78	W'DEED		B* 4.00	*	363.30

unimproved ( )
This is improved (XX) property, known as 1255 West Hickory Springs Court (House Number) (Street)
Brentwood (P. O. Address) Tennessee (City or Town) 37027 (Zip Code)

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.

Whenever 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 hands this 30th day of Oct, 19 78.

James R. Kitchen
JAMES R. KITCHEN, JR.

Ruth Dykes Kitchen
RUTH DYKES KITCHEN

Ronald L. Huff
RONALD L. HUFF

Donna F. Huff
DONNA F. HUFF

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5357 PAGE 404

Personally appeared before me, Valarie M. Durst, a Notary Public in and for said County and State, the within named Ronald F. Huff and wife Donna F. Huff
James R. Kitchen, Jr. and wife, Ruth Dykes Kitchen

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 Nashville, Tennessee, this 30th day of October, 19 78.

My commission expires 4/18/82 Notary Public Valarie M. Durst

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ $138,000—
This is equal to or greater than the property would bring at a fair and voluntary sale.

_____

Sworn to and subscribed before me
this 30th day of October, 19 78

My commission expires 4/18/82 Notary Public Valarie M. Durst

This instrument was prepared by:

Name	Address
GEORGE P. LINEBAUGH, JR. Attorney	1400 American Trust Building Nashville, Tennessee 37201

WARRANTY DEED

FROM RONALD L. HUFF AND WIFE, DONNA F. HUFF

TO JAMES R. KITCHEN, JR. AND WIFE RUTH DYKES KITCHEN

E 97313

IDENTIF. REFERENCE

OCT 30 2 25 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219