BOOK 5365 PAGE 669

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,478.46

x [signature] Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November 19 78.

[signature] Notary Public

MY COMMISSION EXPIRES: 9-3-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TN. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Davis Jr. et ux (NAME)	The Kissell Company (NAME)	75-13-126
314 Jacksonian Drive (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	4D-31516
Hermitage, Tn. 37076 (CITY) (STATE) (P. O. ZIP)	Springfield, Ohio 45501 (CITY) (STATE) (ZIP)	

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, Clay D. Albright, III and wife, Donna H. Albright

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Davis and wife, Eleanor S. Davis

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 Lot No. 9, Hermitage Hills, Section 1, of record in Book 2900, pages 48 and 49, said Register's Office, to which plat reference is made for a more complete description.

BEING the same property conveyed to Clay D. Albright, III and wife, Donna H. Albright by deed from James R. Highers and wife, Gladys H. Highers of record in Book 4825, page 32, Register's Office for Davidson County, Tennessee.

GRANTEES hereby assume and agree to pay the mortgage payable to The Kissell Company of record in Book 4825, page 34. The escrow account and insureance to be transferred to Grantees.

THIS conveyance subject to restrictions of record in Book 2992, page 53, Book 2998, page 231 and Book 3135, page 106, and such easements and setback lines of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 314 Jacksonian Drive Hermitage, Tn. 37076
(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 15th day of November, 19 78

[signature]
Clay D. Albright, III

[signature]
Donna H. Albright

BOOK 5365 PAGE 670

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clay D. Albright, III and wife, Donna H. Albright

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 15th day of November, 1978.

Commission expires 1-31-81

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 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

Clay D. Albright, III and wife,

Donna H. Albright

TO

James R. Davis, Jr. and wife,

Eleanor S. Davis

F-00953

IDENTIF. REFERENCE

Nov 20 10 58 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

NOV20 78	CONV	37,977.66			
NOV20 78	S'TAX		B*	98.80	
NOV20 78	PR'FEE		B*	.50	
NOV20 78	W'DEED		B*	4.00	* 103.30

Return To:
Century 21
Real Estate Nashville
1007 Elm Hill Pike
Nashville, Tenn. 37210