Instrument Prepared By: ✓

BOOK 5416 PAGE 291

24-1820 (aw)

Kelley, Herbert & Crawford
Floor, L & C Tower

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
145-5-2	Mr/Mrs Thomas L. Hart, Jr.	First Federal Savings & Loan Fourth & Union Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
FH-9125	1777 Tyne Boulevard	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

JAMES R. KITCHEN, JR., and wife, RUTH D. KITCHEN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto L. THOMAS HART, JR., and wife, ELIZABETH R. HART

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 23 on the Plan of Tyne Valley Estates, Section I, as of record in Book 3300, page 53, described as follows:

BEGINNING at a point in the easterly margin of Tyne Boulevard at the corner of Lots 23 and 24; thence with the line between said lots, easterly 390.4 feet to a point; thence northerly 308 feet to the south margin of Fredricksburg Drive; thence with the margin of said Drive, westerly 276.5 feet to the beginning of a curve; thence around said curve, southwesterly 39.3 feet to the margin of Tyne Boulevard; thence with the margin of the same, southerly 177 feet to the point of beginning.

Being the same property conveyed to James R. Kitchen, Jr., and wife, Ruth D. Kitchen by deed from Haury & Smith Contractors, Inc., a Tennessee corporation, as of record in Book 3613, page 246.

This conveyance is made subject to restrictions of record in Book 3376, page 598.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except 1979 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its ~~duly~~ authorized officers) on this, the 2nd day of April, 19 79

James R. Kitchen, Jr.

Ruth D. Kitchen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5416 PAGE 292 .

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named James R. Kitchen, Jr., and wife, Ruth D. Kitchen the 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, the 2nd day of April, 1979.

My commission expires: 8/13/80

Dorothy A. Wilson
Notary Public

DOROTHY A. WILSON NOTARY PUBLIC STATE AT LARGE TENNESSEE

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____,
this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 120,000.00

L. Thomas Hart, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF April, 19 79

MY COMMISSION EXPIRES: 8/13/80 (AFFIX SEAL)

Dorothy A. Wilson
Notary Public

DOROTHY A. WILSON NOTARY PUBLIC STATE AT LARGE TENNESSEE

F-22419

IDENTIF. REFERENCE

APR 5 3 13 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

3860 04/05 316.50- CHECK

WARRANTY DEED

FROM
JAMES R. KITCHEN, JR., AND WIFE

TO
L. THOMAS HART, JR., AND WIFE

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____
Notary Public

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5416 PAGE 293

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			120000.00- CO	
			312.00 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	316.50-
3860A	04/05/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-2241.9

IDENTIF. REFERENCE

APR 5 3 13 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 675285