WARRANTY DEED

BOOK 5430 PAGE 540

79017714

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March 1979

Notary Public

My Commission Expires August 15, 1979

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
THOMPSON & CRAWFORD, ATTORNEYS, 15th FLOOR, 1st AMERICAN BLDG., NASHVILLE, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sam Joseph Kayser, III (NAME)	First Federal (NAME)	102-12-68
6720 Darden Place (STREET ADDRESS OR ROUTE NUMBER)	Union Street (STREET ADDRESS)	
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Nashville, TN (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, Jeen-Lee Lin and wife, Marie Chia-Mi Lin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sam Joseph Kayser, III and wife Linda C. Kayser

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 Lot No. 247 on the Plan of Horton Heights, Section E, of record in Book 2133, page 84, Register's Office for said County.

SAID Lot fronts 125 feet on the westerly side of Darden Place and runs back between lines, 327.2 feet on the northerly line and 326.6 feet on the southerly line to a dead line in the rear on which it measures 125 feet.

BEING the same property conveyed to Jeen Lee Lin and wife, Marie Chia-Mi Lin, by deed from Dewey W. Pedigo, Trustee, of record in Book 4779, page 935, Register's Office for Davidson County, Tennessee.

Said property being unencumbered except as follows:
1. 1979 taxes to be pro-rated and assumed by Grantee

2. Restrictive covenants of record in Book 2271, page 112, Register's Office, for Davidson County, Tennessee.

3. The Plan of record in Book 2133, page 84, said Register's Office, shows an Owner's Certificate, a 40 foot minimum building setback line from Darden Place, and a 10 foot easement for public utility and drainage purposes along the westerly rear line of said lot, and 2.5 x 20 foot utility anchor easement located on the northeast corner of said lot.

4. (OVER)

unimproved ( )
This is improved (X) property, known as 6720 Darden Place (House Number) (Street) Nashville (P. O. Address) (City or Town) 37205 (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 this 23rd day of March, 1979

Jeen-Lee Lin

Jeen-Lee Lin

Marie Chia-Mi Lin

Marie Chia-Mi Lee Lin

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Undersigned, a Notary Public in and for said County and State, the within named Jeen-Lee Lin and wife, Marie Chia-Mi Lin

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 1 day of May 19 79

Commission expires ~~My Commission Expires~~ August 15, 1979

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

TO

F. 27502

IDENTIF. REFERENCE

MAY 3 2 15 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

THOMPSON & CRAWFORD
ATTORNEYS AT LAW
15th FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

4. Easement for Sanitary Sewers and/or Storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5063, page 872, Register's Office for Davidson County, Tennessee.

05/03 135.24- CHECK

419

OFFICIAL RECEIPT

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

BOOK 5430 PAGE 542

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
			69900.00- CO	
			181.74 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK 186.24-	
0419A	05/03/79		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 27502

IDENTIFICATION

MAY 3 2 15 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 681632