BOOK 5455 PAGE 106

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,560.91

Thomas A. Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF June, 1979

Notary Public

MY COMMISSION EXPIRES: Jan. 28, 1982

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Thomas A. Martin et al (NAME) | The Kissell Company (NAME) | 75-4 |
| 536 St. Paul Drive (STREET ADDRESS OR ROUTE NUMBER) | 30 Warder Street (STREET ADDRESS) | 145 |
| Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP) | Springfield, Ohio 45501 (CITY) (STATE) (ZIP) | 4D 65218 |

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, Charles Dennis French et ux Marilyn A. French

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas A. Martin et ux Hilda A. Martin and Richard A. Arnold et ux Barbara M. Arnold

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. 422 on the Plan of Tulip Grove, Section 6, as of record in Book 4460, Page 19, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Charles Dennis French et ux Marilyn A. French, by deed of record in Book 4794, Page 915, Register's Office for Davidson County, Tennessee.

RESTRICTIONS of record in Book 4511, Page 994, Register's Office for Davidson County, Tennessee, and any existing easements.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust of record in Book 4622, Page 145, Register's Office for Davidson County, Tennessee, to The Kissell Company.

THE existing escrow account and hazard insurance policy is hereby transferred with this conveyance to the Grantees herein.

This is unimproved ( ) improved (X) property, known as 536 St. Paul Drive (House Number) (Street) Hermitage, TN 37076 (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 22nd day of June, 19 79

CHARLES DENNIS FRENCH: Charles D. French

MARILYN A. FRENCH: Marilyn A. French

STATE OF TENNESSEE }
County of Davidson }

BOOK 5455 PAGE 107

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Dennis French et ux Marilyn A. French

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 22nd day of June 19 79

Commission expires Jan 18, 1982

Notary Public

STATE OF TENNESSEE }

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
Charles Dennis French

TO
Thomas A. Martin et al

F 36403

IDENTIF. REFERENCE

JUN 25 3 02 PM '79

FELIX Z. ALLISON II REGISTER
DAVIDSON COUNTY, TENN.

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

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

RECEIVED OF _____

FOR _____

BOOK 5255 PAGE 108

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 54560.91- CO | |
| | | | 141.96 CO TX | |
| | | | .50 PRFEE | |
| | | | 4.00 WDEED | |
| | | | CHECK 146.46- | |
| 1837A06/25/79 | | | BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 36403

IDENTIF. REFERENCE T

JUN 25 3 02 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 692704