"THIS INSTRUMENT PREPARED BY Ronald E. Kemp, Jr.
ATTORNEY, 21st FLOOR FIRST AMERICAN CENTER

WARRANTY DEED NASHVILLE, TENNESSEE 37238"

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald E. Kemp	Same	83-4
(NAME:) P.O. Box 387	(NAME:)	145
(STREET ADDRESS OR ROUTE NUMBER) Goodletsville, Tn 37072	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and No/100 ($10.00)----------
---
DOLLARS
and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

BOOK 5468 PAGE 635

F-41290

IDENTIF. T REFERENCE

JUL 20 2 06 PM '79

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Lucy A. Carroll, a widow, (hereafter called the Grantor),

has/does *have bargained and sold, and by these presents do transfer and convey unto* the said Ronald E. Kemp, a single person (hereafter called the Grantee)

his *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. 95 on the Plan of Rosebank Park, as of record in Book 1835, page 26, Register's Office for said County, as amended by Surveyor's Certificate of record in Book 2145, page 30, said Register's Office, and described as follows:

Beginning at a point on the easterly margin of Himes Drive, the common corner of Lots 94 and 95; thence with the line between said lots south-easterly 115 feet to a corner of Lot 96; thence with the line between Lots 95 and 96, northeasterly 117.86 feet to the southwesterly margin of McKennell Drive; thence with the margin of same, northwesterly, along a slight curve, 120 feet to a concrete monument; said continuing with the same northwesterly 12.31 feet to the beginning of a curve; thence along said curve southwesterly 31.42 feet to a point on the easterly margin of Himes Drive; thence with the margin of said Drive, southerly 92.7 feet to a concrete monument, and continuing with the same, southerly 12.34 feet to the point of beginning.

The above described property was conveyed to E. W. Carroll and wife, Lucy A. Carroll by deed from T. B. Martin and wife, Irene Y. Martin of record in Book 2148, page 585, said Register's Office, the said E. W. Carroll having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 30,000.00

Subscribed and sworn to before me, this the 19th day of July, 19 79

Ronald E Kemp
Affiant

My commission expires: 11/11/81
(Affix Seal)

Richard J Warren
Notary Public

This conveyance is made subject to:

1. Taxes for 1979, a lien, but not yet due and payable.

2. The Plan of record in Book 1835, page 26, shows an Owner's Certificate, a 30-foot setback line from McKennell Drive and from Himes Drive, and a 10-foot easement for public utilities along the southerly side line of the lot.

3. Restrictive Covenants contained in an instrument of record in Book 1907, page 593, Register's Office for Davidson County, Tennessee.

4. Encroachments, overlaps, boundary line disputes, easements or claims of easements not shown by the public records, and any matters which would be disclosed by an accurate survey and inspection of the premises.

This is unimproved ( ) improved (X) property, known as 2408 (House Number) Himes Drive (Street) P. O. Address: Nashville (City or Town)

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

And Grantor does ~~do~~ *covenant with the said* Grantee *that* she is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as stated above.

And Grantor does *do further covenant and bind* herself, her *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantee his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 19th *day of* July, *19* 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Lucy A Carroll
LUCY A. CARROLL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Richard J Warren, a Notary Public in and for said County and State, the within named Lucy A. Carroll

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

Witness my hand and official seal at Nashville, Tennessee, this 19th day of July, 19 79.

Richard J Warren, Notary Public.

Commission Expires 11/1/81.

RICHARD J. WARREN NOTARY PUBLIC DAVIDSON COUNTY

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., 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..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

This Instr.

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

RECEIVED OF BOOK 5458 PAGE 638

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
			30000.00- CO	
			78.00 MO TX	
	VD		78.00- MO TX	
			78.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	87.50-
7966A07/20/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-41290

IDENTIF. REFERENCE

Jul 20 2 06 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 698655