RERECORDED

Prepared by: Judge & Judge Att. at Law
13th Floor
Third National Bank Bldg.
Nashville, Tn. 37219
Mail

WARRANTY DEED

6810 11/20 12.00 CASH

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel A. Kingsbury & wife, Emily	M. Kingsbury S. A. Kingsbury (NAME:)	132-1 40
4028 Lealand Lane (STREET ADDRESS OR ROUTE NUMBER)	825 Algeria Avenue (STREET ADDRESS)	16DA 16141
Nashville, Tennessee 37204 (CITY) (P. O. ZONE) (STATE)	Coral Gables, Fla. 33134 (CITY) (ZONE) (STATE)	BOOK 5518 PAGE 215

BOOK 5533 PAGE 30

For and in Consideration of the sum of Ten ($10.00) *DOLLARS*

cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, including the assumption of a certain indebtedness which is secured by a deed of trust to Charles F. Lovell, Trustee, of record in Book 3012, page 545, Register's Office, Davidson County, Tennessee, which said indebtedness and deed of trust securing same were assigned to Commonwealth Life Insurance Company, by instrument of record at Book 3017, page 413, said Register's Office.

Margaret F. Curley is one and the same as Margaret Frazier Curley.

W. Hawkins Frazier is one and the same as William H. Frazier.

We, Margaret F. Curley, individually, as co-trustee for Vivian F. Ragan under the Will of William H. Frazier, and as executrix of the estate of William H. Frazier, and James H. Frazier, individually and as co-trustee for Vivian F. Ragan under the Will of William H. Frazier,

have bargained and sold, and by these presents do transfer and convey unto the said Samuel A. Kingsbury and wife, Emily M. Kingsbury, 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. 183 on the Plan of Rolling Meadows Subdivision, of record in Book 1424, pages 98 and 99, Register's Office for said County.

Said lot No. 183 fronts 105 feet on the easterly side of Lealand Lane and runs back between lines measuring 292.1 feet on the north line and 282.4 feet on the south line to the rear line which measures 95 feet thereon.

Being the same real property conveyed to W. Hawkins Frazier, unmarried, by deed from Cecil G. Gilliam and wife Hattie Gilliam, dated June 21, 1962 filed June 14, 1976 and recorded in Book 5034, page 712, said Register's Office, the said W. Hawkins Frazier having since died on the 22nd day of August, 1979, leaving a will of record in Will Book 128, page 235, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is made subject to a ten foot easement for public utility purposes along rear line of premises, 100 foot building setback line from Lealand Lane, and conditions of owners certificate, as shown on plan of record in Book 1424, pages 98 and 99, said Register's Office, and to restrictive covenants contained in deed of record in Book 1628, page 621, as modified by instrument of record in Book 1713, page 420, said Register's Office.

NANCY EDWARDS ★ DAVIDSON CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $47,000.00******

Subscribed and sworn to before me, this the 23rd day of October, 1979

Affiant

My commission expires: 10/12/82 (Affix Seal)

Nancy Edwards
Notary Public

re-record

BOOK 5533 PAGE 31

BOOK 5518 PAGE 216

unimproved ( )
This is improved (X) property, known as 4028 (House Number) Lealand Lane (Street) Nashville, Tennessee 37204 P. O. Address: (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 Samuel A. Kingsbury and wife, Emily M. Kingsbury, their *heirs and assigns, forever.*

And we *do covenant with the said* Samuel A. Kingsbury and wife, Emily M. Kingsbury *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.*, except as noted hereinabove.

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* Samuel A. Kingsbury, and wife, Emily M. Kingsbury, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hand* s *this* 23rd *day of* October, *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.*

Margaret F. Curley
Margaret F. Curley

James H. Frazier
James H. Frazier

re-recorded

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5533 PAGE 32

BOOK 5518 PAGE 217

Personally appeared before me, Nancy Edwards, *a Notary Public in and for said County and State, the within named* Margaret F. Curley

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* 23rd *day of* October, *1979.*

Nancy Edwards, *Notary Public.*

Commission Expires 10/17/82

STATE OF OHIO)
COUNTY OF [illegible])

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, James H. Frazier, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at [illegible], this [illegible] day of [illegible], 1979.

[illegible]
NOTARY PUBLIC

My Commission Expires: [illegible].

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.....

455 10/23-134.70- CHECK

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

F.59127

IDENTIF. REFERENCE

Oct 23 11 38 AM '79

FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

BOOK 5533 PAGE 33

BOOK 5548 PAGE 218

Nov 20 10 21 AM '79

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

F 64199