11/27 347.50- CHECK

FORM NO. WD-1

BOOK 5536 PAGE 106

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Nancy C. Warnecke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF November 1979.

Mary K. Riley
Notary Public

MY COMMISSION EXPIRES: 12-19-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Samuel K. Crocker, 11th Fl., First American Center, Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy C. Warnecke (NAME)	4517 Harpeth Hills Drive (NAME)	46-32
Route 3, Box 198-A (STREET ADDRESS OR ROUTE NUMBER)		13DA 43090
Ashland City, Tn. 37015 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37215 (STREET ADDRESS) (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, G. Whitney Kemper and Kathleen Marie Gallagher Kemper, tenants by entirety,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nancy C. Warnecke

HEREINAFTER CALLED THE GRANTEES, ~~THEIR~~ her HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

SEE ATTACHED EXHIBIT A

F. 65243

RUSH

IDENTIF. REFERENCE

Nov 27 3 40 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved (X) property, known as Route 3, Box 198-A, Ashland City, Tennessee 37015
(House Number) (Street) (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 hands this 26 day of November, 1979

Kathleen Marie Gallagher Kemper

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, ORVILLE WOODROW COX, a Notary Public in and for said ~~County and State~~ County of Jamaica, the within named G. Whitney Kemper and Kathleen Marie Gallagher Kemper

the bargainor, 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 Kingston, Jamaica, ~~Tennessee~~, this 24th day of November 1972

Commission expires _____

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 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

G. Whitney Kemper and wife,
Kathleen Marie Gallagher Kemper

TO

Nancy C. Warecke

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

EXHIBIT A
DESCRIPTION

Two tracts of land in the 25th District of Davidson County, Tennessee, described as follows:

TRACT NO. I:

Beginning at a poplar stump in a hollow in Simpkins' West boundary line; thence, with said line, North 3-3/4° East 181 poles to an elm, the Southeast corner of a tract conveyed to J. L. Young to J. J. Rucker of record in Book 162, page 176, Register's Office for Davidson County, Tennessee; thence with said Rucker's south boundary line, North 88° West 52 poles to a hickory and black oak; thence South 5° West 130 poles to a poplar; thence South 18-1/2° East 20 poles to a plum tree near the corner of the garden; thence South 34° East 26 poles to a point in the Bull Run Road; thence, South 60° East 12 poles to a stake; thence South 64° East 21 poles to the beginning, containing 60.8 acres, more or less.

TRACT NO. II:

Beginning at a poplar stump on the waters of Bull Run Creek in a hollow in the west boundary of Simpkins land, the Southeast corner of the Home Tract (Tract I herein described) thence with said Simpkins line, South 3-3/4° West 62 poles to a tan oak, black oath and gum; thence North 35° West 100 poles to a white oak; thence North 3-3/4° East 165 poles to two hickories in the south boundary of J. J. Rucker's land and with same South 88° East 16 poles to a hickory and black oak, the Northwest corner of the Home Tract; thence with its west boundary South 5° West 130 poles to a poplar; thence South 18-1/2° East 20 poles to a plum tree near the corner of the garden; thence South 34° East 26 poles 64° East 21 poles to the beginning, containing 30.4 acres, more or less.

TRACT NOS. I AND II being the same property conveyed to G. Whitney Kemper and Kathleen Marie Gallagher Kemper, tenants by entirety, by quitclaim deed from C. Kinian Cosner, Jr., Trustee, of record in Book 5144, page 203, said Register's Office.

It is understood and expressly excluded from this conveyance the Young Family Cemetery consisting of about one-half (1/2) acre, with right of ingress and egress thereto for going to and from said cemetery.

This property is subject to an affidavit describing an easement of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Vendor's Liens of record in Book 4759, page 421 and Book 4901, page 43 R.O.D.C.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5536 PAGE 109

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			130[illegible].50- CO	
			338.00 CO TX	
			.50 PRFE	
			9.00 MORTG	
			CHECK	347.50-
8117A11/27/79			CAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F65243

IDENTIF. REFERENCE

Nov 27 3 40 PM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 727930