5751 05/23 160.94- CHECK

BOOK 5615 PAGE 903 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$59,436.38

James C. Hayes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June, 19 80

Gene W. Floyd
Notary Public

MY COMMISSION EXPIRES: 7/19/81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Charles Hayes and wife, Barbara B. Hayes (NAME)	The Kissell Company (NAME)	161-7
5106 Amalie Drive (STREET ADDRESS OR ROUTE NUMBER)	30 Warder St. (STREET ADDRESS)	41
Nashville, Tn. 37211 (CITY) (STATE) (P. O. ZIP)	Springfield, Ohio 45501 (CITY) (STATE) (ZIP)	6DU63800

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, Chrispen Colenda and wife, Sandra V. Colenda

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Charles Hayes and wife, Barbara B. Hayes as tenants by the entirety

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. 21 on the Plan of McMurray Woods, Section I, as of record in Book 2900, Page 99, Register's Office for said County, to which plan reference is here made for a more complete description.

BEING the same property conveyed to Chrispen Colenda and wife, Sandra V. Colenda by deed from Earline Sullivan, a widow, of record in Book 4812, page 863, said Register's Office.

FOR and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated May 3, 1974, and filed for record May 7, 1974, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 4812, page 865, and note of even date thereby secured, in the original principal amount of $28,950.00, payable to The Kissell Company, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price..The grantee further hereby assumes the obligations of Chrispen Colenda and wife, Sandra V. Colenda under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

The escrow account and insurance is to be transferred to the Grantees.

This conveyance is subject to Restrictive Covenants of record in Book 3098, Page 639, said Register's Office.

The Plan of record in Book 2900, Page 99, said Register's Office, shows an Owner's Certificate, a 80 foot minimum building setback line from Amalie Drive and a 10 foot easement for public utility and drainage purposes along the Northerly lines of said lot.

unimproved ( ) This is improved (X) property, known as 5106 Amalie Drive, Nashville, Tennessee 37211
(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 hand s this 20th day of June, 19 80

Chrispen Colenda — Sandra V. Colenda

Chrispen Colenda

Sandra V. Colenda

STATE OF TENNESSEE
Davidson County

Personally appeared before me, ~~the undersigned~~, a Notary Public in and for said County and State, the within named Chrispen Colenda and wife, Sandra V. Colenda

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 20th day of June 19 80

Commission expires 7/19/81

Gene W. Floyd
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

Chrispen Colenda and wife, Sandra V. Colenda

TO

James Charles Hayes and wife, Barbara N. Hayes

F. 9 4 6 2 1

IDENTIF. REFERENCE

JUN 23 1 16 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FILE BOX 24

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5615 PAGE 905

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
			59436.38- CO	
			154.44 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	160.94-
5751	A06/23/80		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 9 4 6 2 1

T
IDENTIF. REFERENCE

JUN 23 1 16 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 764179