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Form No. WD-1

2512 08/17 195.00- CHECK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$72,500.00 Albert W. Kuban
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th DAY OF August 1981

Notary Public

MY COMMISSION EXPIRES: Sept. 2, 1984

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON – 295 PLUS PARK BOULEVARD, SUITE J – NASHVILLE, TN 37217

NAME ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Albert W. Kuban (NAME)	Same (NAME)	95-16
312 Emery Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 9
Nashville, Tn. (CITY) (STATE) (P.O.ZIP)	(CITY) (STATE) (ZIP)	3DZ-10430

FOR AND 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, Betty Smith Barnett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Albert W. Kuban and wife, Bettie T. Kuban

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

and in Davidson County, Tennessee, being Lot No. 35 on Emery Drive, Lakeland Subdivision, Donelson, Tennessee, as of record in Book 2133, Page 15, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Lot No. 35 fronts 110.5 feet on the westerly side of Emery Drive, and runs back 309.4 feet on the northerly line and 307 feet on the southerly line to a dead line in the rear on which it measures 73 feet.

Being the same property conveyed to George A. Barnett and wife, Betty Smith Barnett by deed of Record in Book 2302, Page 41, Register's Office for Davidson County, Tennessee, The said George A. Barnett having since deceased.

This conveyance is subject to restrictive covenants of record in Deed Book 2138, Page 65 Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions, and setback lines, if any, and easements and rights-of-way for public utilities.

This is unimproved ( ) improved (X) property, known as 312 Emery Drive, Nashville, Tennessee
(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 heir 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 my hand this 13th day of August, 19 81

X Betty Smith Barnett
Betty Smith Barnett

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STATE OF TENNESSEE
Davidson County

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Personally appeared before me, ~~the undersigned~~, a Notary Public in and for said County and State, the within named Betty Smith Barnett

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 13 day of August, 1981

Commission expires Sept 5, 1983

Elmira K Obertuffer
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 (their several oaths) acknowledged (themselves) to be the ____ and ____ respectively of the ____ the within named bargainer, and corporation, and that (he) (they) as such ____ and ____, being authorized so to do, execute 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

WAHRANTY DEED

FROM
Betty Smith Barnett

TO
Albert W. Kuban, et ux

return to:
Shotwell Realtors
234 Mt. Juliet Rd
Mt. Juliet, Tenn 37122

G 55377

IDENTIF. REFERENCE

AUG 17 9 48 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

EDWARD SEDDON
ATTORNEY - AT - LAW
295 Plus Park Blvd., Suite J
Nashville, Tennessee 37217

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

RECEIVED OF _____

FOR _____

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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
			72500.00- CO	
			100.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 195.00-	
			2512208/17/81 BAL .00-	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65537.7

T
IDENTIF. REFERENCE

AUG 17 9 48 AM '81
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 838197