This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

# WARRANTY DEED

BOOK 5797 PAGE 417

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Stanley J. Yount and wife, Stephanie P. Yount | Commerce Union Bank | 149-2-29 |
| (NAME) | (NAME) | |
| 2125 Aileen Drive | One Commerce Place | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Antioch, Tennessee 37013 | Nashville, Tennessee 37219 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by Stanley J. Yount and wife, Stephanie P. Yount and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Stanley J. Yount and wife, Stephanie P. Yount have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $31,950.00, secured by deed of trust of record in Book 5063, page 168, Register's Office for Davidson County, Tennessee,

We, Steven Gene Kempel and wife, Elaine Darlene Kempel

*have this day bargained and sold, and do hereby transfer and convey unto the said* Stanley J. Yount and wife, Stephanie P. Yount

*the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Section 2, Cottage Hill, of record in Book 4660, page 192, Register's Office for said County.

Said Lot No. 21 fronts 70.75 feet on the easterly margin of Aileen Drive and extends back 211.63 feet on the northerly line, which is a broken line, and 274.15 feet on the southerly line to a broken line in the rear measuring 160.27 feet thereon.

Being the same property conveyed to Steven Gene Kempel and wife, Elaine Darlene Kempel by deed from W. T. Moon and wife, Ruby J. Moon, of record in Book 5063, page 166, Register's Office for said County.

This conveyance is subject to the plan of record in Book 4660, page 192, Register's Office for said County, which shows an Owner's Certificate, 30-foot building set-back line from Aileen Drive, a 10-foot easement for public utilities and drainage along the north and rear line of premises, and an easement for temporary turnaround and an anchor easement located on premises at the southwest corner.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 57,000.00

Subscribed and sworn to before me, this the 18th day of September 19 81

Affiant Stanley J. Yount

My commission expires: 4/8/84 (Affix Seal)

Notary Public Mary E. Spivey

This is improved (X) unimproved ( ) property, known as 2125 Aileen Drive, Antioch, Tennessee 37013 (House Number) (Street) P.O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for 1981 taxes which are prorated and assumed by the purchasers.

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.*

*Whenever 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* 18th *day of* September *19* 81*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Steven Gene Kempel

Elaine Darlene Kempel

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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*Personally appeared before me,* Mary Ensey, *a Notary Public in and for said County and State,* Steven Gene Kempel and wife, Elaine Darlene Kempel

*the within named 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* 18th *day of* Sept, *1981.*

Mary Ensey *Notary Public*

*Commission expires* 4/8/84

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* .....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE

**WARRANTY DEED** 23493

FROM
Steven Gene Kempel and wife,
Elaine Darlene Kempel

TO
Stanley J. Yount and wife,
Stephanie P. Yount

9253 09/23 154.70- CHECK

G 60889

IDENTIF. REFERENCE

SEP 23 8 32 AM '81

FELIX A. ROBINSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
**Chicago Title Insurance Company**
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

**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 |
|---|---|---|---|---|
| | | | 57000.00- CO | |
| | | | 148.20 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 154.70- |
| 9253A09/23/81 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G60889

IDENTIF. REFERENCE

SEP 23 8 32 AM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 844695