FORM NO. WD-1

BOOK 6120 PAGE 171

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$19,000.00 Gordon L Kern
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF August 1983

Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Gordon L. & Paula M. Kern (NAME)	Same (NAME)	Map 82-8
722 Hart Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 129
Nashville, Tennessee 37206 (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	19W-16230

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, Ernest Russell Turner, Jr. son, and Ernestine Burnett Baker, daughter, and sole heirs of Ernest R. Turner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gordon L. Kern and wife, Paula M. Kern

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:

BEING Lot No. 26 on the Map of McNish Subdivision of J.W. McFerrin's 6-1/4 acre tract, of record in Book 57, page 129, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 50 feet on the westerly side of Hart Avenue and runs back between parallel lines 170 feet to an alley.

BEING the same property conveyed to Ernest R. Turner, unmarried, by deed from Edith Sloan and husband L. A. Sloan of record in Book 3129, page 389, Register's Office for Davidson County, Tennessee. The said Ernest R. Turner having since died intestate. Estate probated 12/80, #68752, Probate Court for Davidson County, Tennessee.

THIS conveyance subject to such easements, setback lines and Restrictive Covenants of record in Register's Office for Davidson County, Tennessee.

TAXES for 1983 have been pro-rated and assumed by Grantees.

This instrument is executed on behalf of Ernest Russell Turner, Jr. and Ernestine Burnett Baker by Charles Edward Parker as their Attorney in Fact pursuant to a Special Power of Attorney being placed of record simultaneously herewith.

Ernest R. Turner, Jr. and Ernest Russell Turner, Jr. are one and the same person
Ernestine Baker and Ernestine Burnett Baker are one and the same person

This is unimproved ( ) improved (XX) property, known as 722 Hart Avenue Nashville, Tennessee 37206
(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 19th day of August, 1983

Ernest Russell Turner, Jr.
By: Charles Edward Parker, Attorney in Fact

Ernestine Burnett Baker
By: Charles Edward Parker, Attorney in Fact

08/22 83 90-
CHECK
1303

STATE OF TENNESSEE
Davidson County

BOOK 6120 PAGE 172

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____

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

H 68508

WARRANTY DEED

FROM
Ernest Russell Turner, Jr. and Ernestine Burnett Baker, sole heirs of Ernest R. Turner

TO
Gordon L. Kern and wife, Paula M. Kern

IDENTIF. REFERENCE

AUG 22 9 09 AM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

File Box 24

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Edward Parker, with whom I am personally acquainted, and who acknowledged that he executed the within instrument on behalf of Ernest Russell Turner, Jr. & Ernestine Burnett Baker as their Attorney in Fact as the free act and deed of the within named Ernest Russell Turner, Jr. and Ernestine Burnett Baker
Witness my hand and official seal at Nashville, Tennessee, this the 19th day of August 1983.

My comm. expires: 4/21/85

Grace W. Flood
Notary Public

NOTARY PUBLIC AT LARGE

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6120 PAGE 173

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
		19000.00-	CO	
			49.40 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	55.90-
1393A08/22/83			CAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 8 5 0 8.

IDENTIF. REFERENCE

Aug 22 9 09 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 972866