Instrument Prepared By:
Douglas A. Brace
Kelly, Herbert & Crawford
4th Floor, L & C Tower
Nashville, Tennessee 37219

BOOK 6169 PAGE 670

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
128-9-38	Mr/Mrs Kurt Halfen	The Kissell Company 30 Warder Street Springfield, Ohio 45501
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 279755-3
9D-97562	7751 Indians Springs Drive	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay the principal balance now due, plus future interest, on a certain note dated July 30, 1980 in the original principal sum of $106,000.00, payable to The Kissell Company, in monthly installment as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Thomas H. Eubank, Jr., to Leon Sharber and PHillip E. Hill, Trustee, as of record in Book 5633, page 911,

THOMAS H. EUBANK, JR., and wife, DIXIE B. EUBANK hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto KURT HALFEN and wife, ELIZABETH HALFEN

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 37 on the Plan of Dunaway Woods, Section 1, as of record in Book 5200, page 132, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Thomas E. Eubank, Jr., by deed from Morris Eshaghpour Contracting, as of record in Book 5633, page 908.

This conveyance is made subject to restrictions of record in Book 5393, page 651, as amended in Book 5484, page 222.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except as shown above and 1983 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 1st day of November, 1983

X Thomas H. Eubank, Jr.

X Dixie B. Eubank

OFFICIAL REC
FELIX Z. WILSON, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Thomas H. Eubank, Jr., and wife, Dixie B. Eubank 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 the 1st day of November, 1983.

My commission expires: 4-20-86

Mary Ann Selley
Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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 _____, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,900.96

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF November 19 83

MY COMMISSION EXPIRES 4-20-86 (AFFIX SEAL)

Mary Ann Selley
Notary Public

WARRANTY DEED

FROM

THOMAS H. EUBANK, JR., AND WIFE

TO

KURT HALFEN AND WIFE

H 8 4 3 1 1

IDENTIF. REFERENCE

Nov 4 8 50 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Box 36

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public

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

132900.96- CAMT.
345.54 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 352.04-
0158A11/04/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H84311

IDENTIF. REFERENCE

Nov 4 8 50 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 991061