FORM NO. WD-1

BOOK 6201 PAGE 345

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ } SUMNER

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

$27,000.00 Sandra Kemp
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December 19 83.

Notary Public

MY COMMISSION EXPIRES: 2/11/87
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David E. Mead, Attorney, 213 N. Main Street, Goodlettsville, TN 37072
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BOBBY KEMP (NAME)	SAME (NAME)	Map 83-14
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 318
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	23W 2775

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, MARY ERNESTINE HAYES and BETTY J. BOYD McGOWAN NICHOLS, heirs of the ESTATE OF HERMAN C. McGOWAN, deceased,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BOBBY KEMP,

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. 42 and the easterly one-half of Lot No. 43 on the Plan of Edgefield Land Company's First Subdivision, as of record in Book 57, Page 130, Register's Office for Davidson County, Tennessee.

SAID Lot No. 42 and the easterly one-half of Lot No. 43 front together 75 feet on the northerly side of Shelby Avenue and run back between parallel lines, with the westerly margin of 18th Street, 150 feet to an alley.

BEING the same property conveyed to H. C. McGowan, who was one in the same person as Herman C. McGowan, and wife, Lillian Pearl McGowan, who was one in the same person as Lillian Pearl Petty McGowan and who passed away on 9/26/58 in Davidson County, Tennessee, by deed from L. S. Ritter, Jr. and wife, dated 12/7/35, of record in Book 996, Page 7, RODCTN, the said Herman C. McGowan having passed away on 8/10/83 in Davidson County, Tennessee; and being the same property devised to the within named Grantors by Will Book 144, Page 640, Probate Court for Davidson County, Tennessee.

Betty J. Boyd McGowan Nichols is the same person as Betty J. Boyd McGowan a/k/a Betty J. Boyd a/k/a Betty Nichols.

James Albert Nichols, Jr., the spouse of Betty J. Boyd McGowan Nichols, joins in this conveyance for the express purpose of conveying any and all right, title and interest, including all marital and homestead rights, unto the within named Grantee.

5340 TOGETH. REFERENCE Dec 27 11 23 AM '83

This is improved (X) unimproved ( ) property, known as 1711 Shelby Avenue, 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 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 21st day of December, 19 83

Betty J. Boyd McGowan Nichols
BETTY J. BOYD McGOWAN NICHOLS

James Albert Nichols Jr.
JAMES ALBERT NICHOLS, JR.

Mary Ernestine Hayes
MARY ERNESTINE HAYES

STATE OF TENNESSEE }
~~Davidson~~ County }
SUMNER

BOOK 6201 PAGE 346

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BETTY J. BOYD McGOWAN NICHOLS et vir JAMES ALBERT NICHOLS, JR.,

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 Hendersonville, Tennessee, this 21st day of December 1983

Commission expires 2/11/87

W. K. Georgas, Jr. 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
MARY ERNESTINE HAYES and
BETTY J. BOYD McGOWAN NICHOLS,
Heirs of the Estate of
Herman C. McGowan, deceased

TO

BOBBY KEMP

REGISTER, PLEASE RETURN TO:
W. K. GEORGAS, JR.
P. O. BOX 1733
HENDERSONVILLE, TN 37075

STATE OF TENNESSEE
COUNTY OF ~~[redacted]~~ WILLIAMSON

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

~~[redacted]~~ County, Tennessee, this the 21st day of December, 1983.

WILLIAMSON

Janice Potts
Notary Public

My Commission Expires: 1-25-84

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

RECEIVED OF Book 6201 page 346-A

FOR

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
			27000.00- CAMT.	
			70.20 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	76.70-
1849A	12/27/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H93840

IDENTIF. REFERENCE

DEC 27 11 24 AM '83

REGISTER
DAVIDSON COUNTY, TN

No. 2392