STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 45,196.00 NES

Subscribed and sworn to before me, this the 30th day of May 19 84

My commission expires: Nov. 1, 1987
(Affix Seal)

Affiant

Notary Public

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Realtors Building, 306 Gay Street, Suite 203, Nashville, Tennessee 37201

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: BOOK 6305 PAGE 451 |
|---|---|
| JAMES D. BENNETT | THE KISSELL COMPANY |
| | 30 Warder Street |
| STREET ADDRESS | STREET ADDRESS |
| | Springfield, Ohio 45501 |
| CITY STATE ZIP | CITY STATE ZIP |
| MAP NO. 120-01-0 | PARCEL NO. 064.00 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, GARY LEE AUMAUGHER and wife, DEBORAH JO BACHI AUMAUGHER

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO JAMES D. BENNETT

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee being Lot No. 18 on the plan of Miro Meadows, of record in Book 1424, page 94 and 95, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 65 feet on the northwesterly margin of Kermit Drive and extends back 185 feet on the northeasterly line and 189 feet on the southwesterly line to a dead line in the rear, measuring 65.12 feet thereon.

Being the same property conveyed to Gary Lee Aumaugher and wife, Deborah Jo Bachi Aumaugher, by deed from James Wilbur Livesay and wife, Emily Jane Livesay, of record in Book 5540, page 865, Register's Office for Davidson County, Tennessee.

this conveyance is subject to taxes for the year 1984 and subsequent years, easements and restrictions of record and Deed of Trust executed by Gary Lee Aumaugher and wife, Deborah Jo Bachi Aumaugher in favor of The Kissell Company, of record in Book 5540, page 859, Register's Office for Davidson County, Tennessee.

I 26067

IDENTIF. REFERENCE

JUN 1 11 26 AM '84

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TENN.

1365 06/01 124.00 CHECK

THIS IS _____ IMPROVED PROPERTY KNOWN AS 1228 Kermit Drive, Nashville, Tennessee 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 30th day of May 19 84

Gary Lee Aumaugher
Gary Lee Aumaugher

Deborah Jo Bachi Aumaugher
Deborah Jo Bachi Aumaugher

State of Tennessee
County of Davidson

On this 30th day of May, 19 84, before me personally appeared GARY LEE AUMAUGHER and wife, DEBORAH JO BACHI AUMAUGHER to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

Nov. 1, 1987

Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

Notary Public

# WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

## OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6305 PAGE 453

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 45199.00- CONT. | |
| | | | 117.52 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 MORTG | |
| | | | CHECK | 124.02- |
| | | | 1355206/01/84 SAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T 2 6 0 6 7.

IDENTIF. REFERENCE T

JUN 1 11 26 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0040760