Send Tax Statements To:
Heritage Federal Savings & Loan
P. O. Box 587
Franklin, TN 37064

Prepared By:
Young & Woodard
408 Main Street
Franklin, TN 37064

Map Parcel
160-16, 11

owner Ken Eskew
5809 Fireside Dr.
Brentwood, TN 37027

WARRANTY DEED BOOK 6371 PAGE 341

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy-Five Thousand ($175,000.00) Dollars, cash in hand paid by the hereinafter named Grantees, the receipt and sufficiency of which is hereby acknowledged, we, TERRY A. KILBRETH and wife, SARAH B. KILBRETH, have this day bargained and sold and by these presents do hereby transfer and convey unto KENNETH L. ESKEW and wife, CLARE F. ESKEW their heirs and assigns, the following described land in Davidson County, Tennessee, to-wit:

Lying, located and being in Davidson County, Tennessee, and Being lot No. 49 on the Plan of Hearthstone, Phase 3, of record in Book 5200, page 509, and as amended in Book 6081, page 766, Register's Office of Davidson County, Tennessee, to which reference is here made for a more complete description of said lot.

Being the same property conveyed to Terry A. Kilbreth and wife, Sarah B. Kilbreth, by Deed of Radnor Homes, Inc., as of record in Book 6176, page 102, Register's Office for Davidson County, Tennessee.

The address of this property is 5809 Fireside Drive, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD the said parcel or tract of land, with the improvements and appurtenances thereunto belonging to the said Grantees, their heirs and assigns, forever.

IDENTIF. REFERENCE
AUG 31 8 56 AM '84
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

1467.27

AND we do covenant with the Grantees, that we are lawfully seized and possessed of said land, in fee simple, have a good right to convey it, and that the same is unencumbered, except as follows:

1) Subject to 1984 taxes which have been prorated and will be paid by the Grantees when due.

2) Subject minimum building setback lines, public utility and drainage easements, conditions of owner's certificate, and other matters as shown on Plat of record in Book 5200, page 509, and as amended in Book 6081, page 766, said Register's Office.

3) Subject to Restrictive Covenants of record in Book 5409, page 485, and as amended in Book 6140, page 75, said Register's Office, which are covenants running with the land.

4) Subject to an easement for a permanent sanitary sewer and/or storm drainage easement of record in Book 5512, page 169, said Register's Office.

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.

IN WITNESS WHEREOF, TERRY A. KILBRETH and wife, SARAH B. KILBRETH, acing by and through their attorney-in-fact, JESSE L. SPURLOCK, have set their hands this 30th day of August, 1984. Said attorney-in-fact was duly appointed by instrument of record in Book 6371, page 340, of the Register's Office of Williamson County, Tennessee.

Jesse L Spurlock

JESSE L. SPURLOCK, ATTORNEY-IN-FACT FOR TERRY A. KILBRETH and wife, SARAH B. KILBRETH

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JESSE L. SPURLOCK, Attorney in Fact for TERRY A. KILBRETH and wife, SARAH B. KILBRETH, the Bargainors, with whom I am personally acquainted and whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument, as Attorney in Fact, on behalf of TERRY A. KILBRETH and wife, SARAH B. KILBRETH, , for the purposes therein contained.

BOOK 6371 PAGE 343

WITNESS my hand and official seal at Franklin, Tennessee, this 30th day of August, 1984.

Brenda L. Young
NOTARY PUBLIC

My Commission Expires:
NOTARY PUBLIC AT LARGE
12/12/87

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property transferred is $175,000.00. This is equal to or greater than the property transferred would bring at a fair and voluntary sale.

Jesse L. Eskew
AFFIANT

Sworn to and subscribed before me this 30th day of August, 1984.

Brenda L. Young
NOTARY PUBLIC

My Commission Expires:
NOTARY PUBLIC AT LARGE
12/12/87

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6371 PAGE 344

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

175000.00- CONT.
460.00 CSTAX
.50 PRFEE
3.00 WDEED
CHECK 464.50-
6800A08/31/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 6 7 2 7.

IDENTIF. REFERENCE

AUG 31 8 56 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0065429