FORM NO. WD-1

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

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

$64,907.45

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 28th DAY OF December, 1984.

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
RICKY LAIN AUSBROOKS (NAME)	UNION NATIONAL BANK OF LITTLE ROCK (NAME)	MAP 52-8
~~1216 Sioux Terrace~~ 203 HARBOR DRIVE (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 3318 (STREET ADDRESS)	PARCEL 95
~~Madison, TN 37115~~ HENDERSONVILLE, TN 37075 (CITY) (STATE) (P. O. ZIP)	Little Rock, Arkansas 72203 (CITY) (STATE) (ZIP)	11D-90742

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, CHARLES R. KEMP and wife, JEANNE E. KEMP, and WAYNE E. MACHAMER and wife, SUE A. MACHAMER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICKY LAIN AUSBROOKS and wife, GLEN SUE AUSBROOKS,

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. 193 on the Plan of SUQUOIA VALLEY SUBDIVISION, SECTION 4, as of record in Plat Book 5200, Page 215, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

BEING the same property conveyed to the within named Grantors by deed of record in Book 6116, Page 526, Register's Office for Davidson County, Tennessee.

AS PART OF THE CONSIDERATION HEREFORE is the assumption of one certain trust deed, dated 1/21/83, filed for record on 2/2/83, in the office of the Register of Deeds for Davidson County, Tennessee, in Book 6001, Page 335, and note of even date thereby secured in the original amount of $55,300.00 payable to Capitol Mortgage Corporation (now to Union National Bank of Little Rock) which debt the within named Grantees do hereby agree to assume and to pay as part payment of the purchase price.

THIS conveyance is subject to all restrictions and easements of record.

CHECK

This is unimproved ( ) improved (XX) property, known as 1216 Sioux Terrace, Madison, TN 37115
(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 28th day of December, 19 84

CHARLES R. KEMP: Charles R Kemp JEANNE E. KEMP: Jeanne E Kemp

WAYNE E. MACHAMER: Wayne E Machamer SUE A. MACHAMER: Sue A Machamer

12/31 175.2

3680

A-101

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STATE OF TENNESSEE
~~Davidson~~ County
SUMNER

Personally appeared before me, W. K. Georgas, Jr., a Notary Public in and for said County and State, the within named CHARLES R. KEMP and wife, JEANNE E. KEMP and WAYNE E. MACHAMER and wife, SUE A. MACHAMER, 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 28th day of December 1984

Commission expires 2/11/87

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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they) 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
CHARLES R. KEMP et ux et al

TO
RICKY LAIN AUSBROOKS et ux

REGISTER, PLEASE RETURN TO:
W. K. Georgas, Jr.
P. O. Box 1733
Hendersonville, TN 37077-1733

IDENTIFYING REFERENCE

DEC 31 10 47 AM '84
FELIX ... REGISTER
DAVIDSON COUNTY, TN

69371

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

64907.45- CAMT.
168.74 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 175.24-
96BOA12/31/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17359

IDENTIF. REFERENCE

Dec 31 10 49 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 97401