BOOK 6515 PAGE 387

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $62,500.00.

Bonnie L. Erickson
Affiant

Subscribed and sworn to before me, this the 20th day of March, 1985.

Judy A Dobbs
Notary Public

My Commission Expires: 5-20-87

1:911:91

IDENTIF. REFERENCE

MAR 22 3 03 PM '85
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This instrument was prepared by:
TRAUTMAN & TRAUTMAN, P.O.Box 150387, Nashville, TN 37215

Address New Owner as follows:	Send Tax Bills To:	Map and Parcel Numbers
Donald Erickson and wife, Bonnie L. Erickson 3747 Turley Drive Nashville, TN 37211	Citizens & Southern Mortgage Co. P.O.Box 3000 Tucker, GA 30085-0040	Map 148-5 Par. 25 Field Book No. 5DU-03054

For and in consideration of the sum of Ten and No/100---($10.00)---Dollars cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged, we, Donald L. Kinser as Executor of the Estate of Annie W. Kinser, deceased, and Doris Kinser Fountain and Donald L. Kinser, as the sole beneficiaries under the will of Annie W. Kinser, have this day bargained and sold, and do hereby transfer and convey unto Donald Erickson and wife, Bonnie L. Erickson, hereinafter called the Grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Hillbrook, Section 111, as of record in Book 3300, page 84, Register's Office for said County.

Said Lot No. 71 fronts 83.6 feet on the westerly side of Turley Drive, and extends back 143.1 feet on the northerly line, 153.9 feet on the southerly line, to a dead line in the rear, on which it measures 69 feet.

Being the same property conveyed to Annie W. Kinser, a widow, by deed from Bill Smithson Realty Co., a partnership composed of Carl W. Smithson and William H. Smithson, of record in Book 4850, Page 847, in the Register's Office for Davidson County, Tennessee, the said Annie W. Kinser having subsequently died as a widow and said property having passed to the beneficiaries under her will which is of record in Will Book 149, Page 792, in the Probate Court Clerk's Office for Davidson County, Tennessee, subject to the powers and authorities given in said will to the Executor with respect to this property.

NOTE: This conveyance is made subject to the lien for real estate taxes for 1985 which have been prorated between the parties at closing and shall be paid in their entirety by the Grantees when due and payable.

NOTE: This conveyance is made subject to such easements and subdivision restrictions of record in the Register's Office for Davidson County, Tennessee, as affect said real estate, including without limitation those contained in the plan of record in Book 3300, Page 84, and in instrument of record in Book 3460, Page 295.

CHECK

03/22 169.00

1246

This is improved property, known as 3747 Turley Drive, Nashville, TN. 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever. We do covenant with the said Grantees that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered except as set out above. We further covenant and binds ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons.

William T. Fountain, who is the husband of Doris Kinser Fountain, and Barbara L. Kinser, who is the wife of Donald L. Kinser, join in this deed only for the purpose of indicating their respective approvals of this sale and conveyance and their release of any and all possible marital rights which they respectively may have in the subject real estate. William T. Fountain and Barbara L. Kinser do not participate in the warranties given pursuant to this instrument.

Witness our hands on this the 16 day of March, 1985. (To be effective upon the execution of this Deed by the other parties herein).

William T. Fountain

William T. Fountain

Doris Kinser Fountain

Doris Kinser Fountain

Witness our hands on this 20th day of March, 1985.

Donald L. Kinser, Executor
Estate of Annie W. Kinser, deceased

Donald L. Kinser, individually

Barbara L. Kinser

STATE OF VIRGINIA)
COUNTY OF Albemarle)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Doris Kinser Fountain and husband, William T. Fountain, the within named bargainors, 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 Charlottesville, Virginia, this 16th day of March, 1985.

My Commission Expires:
Feb. 7, 1986

Sandra Gibson Shiflett
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald L. Kinser, Executor of the Estate of Annie W. Kinser, deceased, and Donald L. Kinser, individually, and wife, Barbara L. Kinser, the within named bargainors, 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 20th day of March, 1985.

My Commission Expires:
5-20-87

Judy A Dobbs
Notary Public

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

RECEIVED OF _____ BOOK 6516 PAGE 389

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

62500.00- CAMT.
162.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 169.00-
1246A03/22/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 1 1 9 1

IDENTIF. REFERENCE

MAR 22 3 03 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 118361