#3759 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
(Solely upon information furnished by the parties hereto)
George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 6536 PAGE 438

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RONALD LEE GENTRY (NAME)	THE KISSELL COMPANY (NAME)	Map 105-11
160 Rains Avenue (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	Parcel 201
Nashville, Tennessee 37206 (CITY) (STATE) (P. O. ZIP)	Springfield, Ohio 45501 (CITY) (STATE) (ZIP)	6DA-19235

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, JOHN H. PRITCHETT and wife, ELIZABETH V. PRITCHETT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD LEE GENTRY and wife, SUSAN GENTRY

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being the north 35 feet of Lot No. 21 and the southerly 30 feet of Lot No. 19 on the Plan of Aldrich Brothers and Meyer's Subdivision of record in Plat Book 161, page 44, Register's Office for said County.

Said parts of said lots adjoin and front together 65 feet on the east side of Rains Avenue and extend back between parallel lines 150 feet to an alley.

Being the same property conveyed to John H. Pritchett and wife, Elizabeth V. Pritchett by Quitclaim deed from W. Ted Conrad and wife, Betty L. Conrad of record in Book 6140, page 106, said Register's Office.

This conveyance is made subject to: (1) 1985 Taxes; (2) Easements of record in Book 6296, page 965, and Book 6518, page 825; (3) All matters appearing on the Plan of record in Plat Book 161, page 44; and (4) Joint Driveway Agreement of record in Book 3811, page 143, and Book 4999, page 317, said Register's Office.

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated July 12, 1977, in the original principal sum of $23,350.00, payable to The Kissell Company in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 5171, page 975, said Register's Office. Said Deed of trust having been assigned to The Seaman's Bank For Savings by instrument of record in Book 5205, page 79 said Register's Office.

unimproved ( )
This is improved (XX) property, known as 160 Rains Avenue, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 15th day of April, 19 85

JOHN H. PRITCHETT

Elizabeth V. Pritchett
ELIZABETH V. PRITCHETT

438

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 JOHN H. PRITCHETT and wife, ELIZABETH V. PRITCHETT the bargainor ~~s~~, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Brentwood, Tennessee~~, this 15th day of April, 19 85.

My commission expires 1/10/89 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____ this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

I.D. 7.6.7.4

IDENTIF. REFERENCE

Apr 18 | 11 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,500.00

Ronald Lee Gentry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April, 19 85.

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

3344 04/18 143.00- CHECK

WARRANTY DEED

FROM

JOHN H. PRITCHETT and wife,
ELIZABETH V. PRITCHETT

TO

RONALD LEE GENTRY and wife,
SUSAN GENTRY

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

439

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

RECEIVED OF _____

FOR _____

BOOK 6536 PAGE 440

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
			52500.00- CAMT.	
			136.50 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 143.00-	
9344A04/18/85			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I. 9. 7. 6. 7. 4.

IDENTIF. REFERENCE

APR 18 | 11 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 126247