Filed 93

| Address New Owner as follows: | Send tax bills to: | Map & Parcel |
|---|---|---|
| Chris Grant & Carolyn Kalil<br>4804 Shirmar Dr.<br>Nashville, TN 37211 | Same | Map 134-13<br>Parcel 128<br>SDU-11471 |

BOOK 6564 PAGE 129

WARRANTY DEED

FOR AND IN CONSIDERATION 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, Alice Kay Miller Rudolph, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said Chris Grant and Carolyn Kalil, unmarried, tenants in common, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 213 on the Plan of Kenilworth Estates, Section 4, as of record in Book 3300, pages 34, 35, and 36, Register's Office for said County.

Said Lot No. 213 fronts 91.8 feet on the easterly side of Shirmar Drive and extends back 75 feet on the southerly line and 80 feet on the northerly line to a dead line, which is a broken line, measuring 129.1 feet thereon.

Being the same property title to which was vested in Alice Kay Miller (now Rudolph) under a decree of the Fourth Circuit Court of Davidson County, Tennessee, in the cause of Alice Kay Miller vs. Larry Eugene Miller, No. 80D-2290, and Alice Kay Miller (now Rudolph) by deed from Chesley W. Musgrove and wife, Judy Stewart Musgrove, of record in Book 5473, page 420, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the Plan of record in Book 3300, pages 34, 35, and 36, said Register's Office, and to Restrictive Covenants of record in Book 3316, page 339, as amended in Book 3343, page 293, said Register's Office.

Vernon J. Rudolph, husband of Alice Kay Miller Rudolph, executes this instrument for the purpose of (i) acknowledging and consenting to this conveyance, including the transfer of any property interest that may have accrued to him by virtue of his marriage to Alice Kay Miller Rudolph, and (ii) waiving and renouncing any dower, elective share or exemption rights provided for by law in the premises hereby conveyed.

It is agreed and understood that the above-named Grantees assume and agree to pay the remaining unpaid balance of a deed of trust of record in Book 5473, page 423, said Register's Office.

This property is conveyed subject to all applicable local government planning, building and zoning regulations.

This is improved property known as 4804 Shirmar Drive, Nashville, TN.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Chris Grant and Carolyn Kalil, unmarried, tenants in common, their heirs and assigns forever.

AND GRANTOR COVENANTS that she is lawfully seized and possessed of said real estate, in fee simple, that she has a good right to convey it and that the same is unencumbered, unless otherwise herein set out.

AND GRANTOR DOES further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said real estate against the

the lawful claims of all persons whomsoever.

BOOK 6564 PAGE 130

WITNESS our hands on this the 22nd day of May, 1985.

Alice Kay Miller Rudolph
Alice Kay Miller Rudolph

Vernon J. Rudolph
Vernon J. Rudolph

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alice Kay Miller Rudolph and husband, Vernon J. Rudolph, the within named bargainors 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 on this the 22nd day of May, 1985.

Linda Worden
NOTARY PUBLIC

My commission expires: My Commission Expires April 17, 1988

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $63,431.43.

Affiant

Subscribed and sworn to before me this the 22nd day of May, 1985.

Linda Worden
NOTARY PUBLIC

My commission expires: My Commission Expires April 17, 1988

This instrument was prepared by:
TOM G. COLEMAN, JR., ATTORNEY
Coleman Real Estate Closing Service, Inc.
9000 East Church Street
Brentwood, TN 37027

05/23/85 471.34 - 995

J07215

IDENTIFICATION REFERENCE

MAY 23 3 24 PM 85

DAVIDSON COUNTY, TN

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

RECEIVED OF _____

BOOK 6564 PAGE 131

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 |
|---|---|---|---|---|

63431.43- CAMT.
164.84 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 171.34-
0995A05/23/85 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

J07215

IDENTIF. REFERENCE

MAY 23 3 24 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 137600