FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

67,355.03 Cynthia W. O'Neil
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF June, 1985.

Notary Public

MY COMMISSION EXPIRES: 5/13/89
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Richard P. Sims and Cynthia W. O'Neil (NAME) | Mortgage Corporation of the South (NAME) | Map 65-9 |
| 4817 Catskill Drive (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 10726 (STREET ADDRESS) | Par. 122 |
| Old Hickory, TN 37138 (CITY) (STATE) (P O ZIP) | Birmingham, AL 35202 (CITY) (STATE) (ZIP) | 4D-60758 |

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, David L. Kemp and wife, Pamela S. Kemp

HEREINAFTER CALLED THE GRANTORS HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard P. Sims and Cynthia W. O'Neil, as tenants in common

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. 412 on the Plan of Sherwood Forest, Section 4, of record in Book 4460, page 183, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to David L. Kemp and wife, Pamela S. Kemp by deed from Marion Thurman Builder, Inc. of record in Book 6058, page 724, Register's Office for Davidson County, Tennessee.

Grantees hereby assume and agree to pay the mortgage held by Mortgage Corporation of the South of record in Book 6058, page 727 and re-recorded in Book 6110, page 153, said Register's Office. The escrow account and insurance to be transferred to Grantee.

Grantees assume and agree to pay the Solar Loan of record in Book 6147, page 314, said Register's Office.

THIS conveyance subject to Restrictive Covenants of record in Book 4704, page 448, and such easements and setback lines of record in Book 4460, pages 182 and 183, said Register's Office.

J. 1. 1 0 5. 1'

IDENTIF. REFERENCE T

JUN 7 9 52 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is Unimproved ( ) Improved (X) property, known as 4817 Catskill Drive Old Hickory, TN 37138
(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 seised 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 6th day of June, 1985

David L. Kemp

Pamela S. Kemp

372E

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named David L. Kemp and Pamela S. Kemp

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 Nashville, Tennessee, this 6th day of June 1985.

Commission expires 5/13/89

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he / they) as such and 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

David L. Kemp and wife,

Pamela S. Kemp

TO

Richard P. Sims and

Cynthia W. O'Neil

File Box 24

title escrow, inc.
suite 218
640 spence lane
nashville tennessee 37217

**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 |
|---|---|---|---|---|

67355.03- CAMT.
175.24 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 181.74-
5728A06/07/85 BAL .00

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

IDENTIF. REFERENCE

JAN 7 9 58 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 142213