# WARRANTY DEED

*This Instrument Prepared by:*
**Robert L. Callis**
*Attorney at Law*
*P.O. Box 726*
*Mt. Juliet, TN 37122-0726*
*(615) 758-5832*

BOOK 6591 PAGE 941

| ADDRESS OF NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP—PARCEL NUMBERS |
|---|---|---|
| NATHAN WALL (NAME) | Mortgage Corp. of the South (NAME) | Map - 53-12 |
| 3104 CLARKSVILLE HWY (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 10726 (STREET ADDRESS) | Parcel- 158 |
| NASHVILLE, TN 37218 (CITY) (STATE) (ZIP) | Birmingham, AL 35202 (CITY) (STATE) (ZIP) | LW - 04970 |

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, JAMES A. KENNEDY and wife, MARY E. KENNEDY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NATHAN WALL and wife, PATRICIA WALL,

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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:
Being Lot No. 6 on the Plan of Ramsey Elizer Resubdivision, as of record in Book 2083, Page 5, Register's Office for said County, and described as follows:
Beginning at a point in the southwesterly margin of Pitts Avenue, at the corner of Lot Nos. 5 and 6; thence with the line between said lots, southwesterly 150 feet to a corner of Lot No. 7; thence with the line between Nos. 6 and 7, southeasterly 74.5 feet to the northwesterly margin of 32nd Street; thence with the margin of same, northeasterly 130 feet to the beginning of a curve; thence around said curve, northerly 31.4 feet to the westerly margin of Pitts Avenue; thence with the margin of same, northwesterly 54.5 feet to the point of beginning.

Being the same property conveyed to James A. Kennedy and wife, Mary E. Kennedy by deed of record in Book 6070, Page 920, Register's Office of Davidson County, Tennessee.

As part of the consideration hereof Grantees hereby agree to assume the indebtedness owing to Mortgage Corporation of the South as evidenced by instrument of record in Book 5159, Page 378, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:
(1). Setback lines, easements and other encumbrances contained in the Plan of Ramsey Elizer Resubdivision, of record in Plat Book 2083, Page 5, Register's Office of Davidson County, Tennessee.
(2). Subject to any and all zoning regulations; building restrictions; setback lines, if any; easements; and right of way for public utilities applicable to this property.

This is unimproved ( ) improved (XX) property, known as 3004 Lakeshore Drive, Old Hickory, TN 37138

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, successors, assigns 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.

POSSESSION TO BE GIVEN DATE OF DEED

EXECUTED ON THIS THE 7th DAY OF June, 19 85

James A. Kennedy
JAMES A. KENNEDY

Mary E. Kennedy
MARY E. KENNEDY

## STATE OF TENNESSEE, WILSON COUNTY BOOK 659 PAGE 942

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, JAMES A. KENNEDY and wife, MARY E. KENNEDY,

the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Mt. Juliet, Tennessee, this 24th day of June, 19 85.

Commission Expires: 12-13-87

Notary Public

## STATE OF TENNESSEE, WILSON COUNTY

Before me, the undersigned authority of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged _____ self to be _____ of _____, the within name 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 _____ self as _____.

WITNESS my hand and seal at office at in _____, Tennessee, this _____ day of _____, _____.

My Commission Expires: _____

Notary Public

J. T. 6. 1. 86

T. REFERENCE
IDENTIF.

JUN 26 10 37 AM '85

FELIX A. HILL, REGISTER
DAVIDSON COUNTY, TN

**WARRANTY DEED**

FROM
JAMES A. KENNEDY
and wife,
MARY E. KENNEDY

TO
NATHAN WALL
and wife,
PATRICIA WALL

**Robert L. Callis**
Attorney at Law
P.O. Box 726
Mt. Juliet, TN 37122-0726

## STATE OF TENNESSEE
## COUNTY OF WILSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $46,400.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 25 day of June, 19 85.

My Commission Expires: 12-13-87

Notary Public

# OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6591 PAGE 943

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

46400.CO- CAMT:
120.64 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 127.14-
2053A06/26/85 BAL .00

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

J. I. 6. I. 6. 6.

IDENTIF. REFERENCE

JUN 26 10 39 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 148394