File Box 43

BOOK 6690 PAGE 303

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,400.00

Jerome A. Kemp
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF October 19 85.

Notary Public

MY COMMISSION EXPIRES 11-1-88
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, CORNER OF FIRST AND UNION, NASHVILLE, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP, PARCEL NUMBERS
Jerome A. Kemp et ux	Third National Mortgage Company	2D-42163
(NAME) 3113 Goodwin Drive	(NAME) P. O. Box 2628	136-13
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37217	(STREET ADDRESS) Nashville, TN 37219	#132
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Charles S. Wells, Jr. and wife, John Elizabeth C. Wells

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerome A. Kemp and wife, Frances M. Kemp

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. 41 on the Plan of Edge-O-Lake, Section 20-A of record in Book 5200, Page 183, Register's Office for Davidson County, Tennessee.

SAID Lot No. 41, being a corner lot, fronts 69 feet on the westerly margin of Goodwin Drive and fronts 125.99 feet on the northerly margin of Lenora Court, said frontages being joined by a curve measuring 39.27 feet; The northerly line of said Lot extends back 129.43 feet and intersects the easterly line, which measures 38.49 feet thereon.

Being the same property conveyed to Charles S. Wells, Jr. by deed from John B. Brockman and wife, Bernice P. Brockman, of record in Book 6208, Page 93, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

John Elizabeth C. Wells, wife of the above named Charles S. Wells, Jr., joins in this conveyance for the purpose of conveying any and all right and title that she may now, or at any time in the future, have in subject property, especially her marital rights.

AS PART OF THE ABOVE CONSIDERATION, IT IS AGREED AND UNDERSTOOD that the above named Grantees assume and agree to pay the remaining unpaid balance on a promissory Note secured by a Deed of Trust of record in Book 6205, Page 691, said Register's Office, payable according to the terms and conditions therein.

This is unimproved ( ) improved (X) property, known as 3113 Goodwin Drive (House Number) (Street) Nashville, Tennessee 37217 (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 seized and possessed of said land in fee simple, have a good right to convey ti, 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 18th day of October, 1985

John Elizabeth C. Wells

Charles S. Wells, Jr.

10/23 202 54-

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 Charles S. Wells, Jr. and wife, John Elizabeth C. Wells

~~or proved to me upon the basis of satisfactory evidence~~

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 18th day of October 19 85

Commission expires 11/1/87

Notary Public

STATE OF TENNESSEE

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

4 6 8 9 8

IDENTIFICATION REFERENCE

OCT 23 3 09 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

Charles S. Wells, Jr. et ux

John Elizabeth C. Wells

TO

Jerome A. Kemp et ux

Frances M. Kemp

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

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

7540 [illegible]
156.[illegible]
.50 [illegible]
6.50 [illegible]
[illegible]
9444A10/23/85 [illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46698

IDENTIFT REFERENCE

OCT 23 3 09 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY

No. 184851