Grantee & MAIL TAX BILLS TO:

Terry L. Kemp
170 Greenwood
Lavergne, TN 37086 Mail

This Instrument Prepared By:

WENDELL T. ROWLAND
Attorney at Law
Shelbyville, TN

BOOK 6756 PAGE 158

Map 148-8
Par 162 Ts

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIVE THOUSAND AND NO/100 ($5,000.00) DOLLARS, cash in hand paid, receipt of which is hereby acknowledged, and the payment of $4,500.00 in twenty-four monthly installments with interest thereon at the rate of 10-1/2% per annum and the assumption of one-half of the installment deed note in the principal amount of $31,000.00 payable to the order of Everett Bryant Woodroof which is more particularly described in installment deed of record in Deed Book 6276, page 777, of the Register's Office for Davidson County, Tennessee, we, the undersigned, JAMES KEITH KEPHART and wife, LINDA D. KEPHART, have this day bargained and sold and do hereby transfer and convey a one-half undivided interest unto TERRY L. KEMP, his heirs and assigns, in the following described property lying in the 1st Civil District of Davidson County, Tennessee, to-wit:

> Being Lot No. 38 on the Plan of Hazelwood Subdivision, Section 16, which is of record in Book 5060, page 70, Register's Office for Davidson County, Tennessee.
>
> Said Lot #38 fronts 62.5 feet on the northerly side of Dowdy Drive and extends back 181.69 feet on the westerly line and 121.99 feet on the southeasterly line, then 78.49 feet on the northeasterly line to a deadline on which it measures 40 feet, reference being made to the above Plat for a more accurate description.
>
> Being the same property conveyed to James Keith Kephart and wife, Linda D. Kephart, by deed from E. B. Woodroof and wife, Hazel C. Woodroof, dated April 24, 1984, of record in Deed Book 6276, page 777, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the same, being a one-half undivided interest, unto the said Terry L. Kemp, his heirs and assigns, forever, in fee simple.

We covenant that we are lawfully seized and possessed of said property, have a good and lawful right to convey it, and that the same is unencumbered, except as above set forth.

We further covenant and bind ourselves, our heirs and representatives, to forever warrant and defend the title thereto against the lawful claims of all persons.

WITNESS OUR HANDS, this 6th day of September, 1985.

BOOK 6756 PAGE 159

James Keith Kephart
James Keith Kephart

Linda D. Kephart
Linda D. Kephart

STATE OF TENNESSEE)
:
BEDFORD COUNTY)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JAMES KEITH KEPHART and wife, LINDA D. KEPHART, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS my hand and official seal at Shelbyville, Tennessee, this the 6th day of September, 1985.

Wendell T. Rowland
Notary Public

My commission expires: 12-7-88

take as is

STATE OF TENNESSEE)
:
BEDFORD COUNTY)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater, is $ 27,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jerry L. Kemp
Affiant

Sworn to and subscribed before me this 6th day of September, 1985.

Wendell T. Rowland
Notary Public

My commission expires: 12-7-88

6646 IDENTIFICATION REFERENCE JAN 6 | 34 PM '86 FELIX Z. WILSON JR REGISTER BEDFORD COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6756 PAGE 160

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
			270[illegible].00- CA.IT.	
			4500.00- MA IT.	
			70.20 MSTAX	
		VD	70.20- MSTAX	
			70.20 CSTAX	
			2.00 MSTAX	
			.50 PRFEE	
			6.00 MDEED	
			CASH	79.20-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK .00

66462

IDENTIFICATION REFERENCE

JAN 6 1 34 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 207910