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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May, 1986.

Notary Public

MY COMMISSION EXPIRES: (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
Janice D. Kempster (NAME)	Covenant Mortgage Corporation (NAME)	05DU 55035
4904 Shihmen Drive (STREET ADDRESS OR ROUTE NUMBER)	101 Winners Circle, Suite 212 (STREET ADDRESS)	MAP 162-4
Antioch, TN. 37013 (CITY) (STATE) (P. O. ZIP)	Brentwood, TN. 37027 (CITY) (STATE) (ZIP)	PAR. 17

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 Sherrial Batey Yarbrough and husband Rudolph Yarbrough

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janice D. Kempster and Thomas R. Kempster

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. 116 on the Plan of Antioch Park, Section 4, of record in Book 4300, Page 119, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Sherrial Lorraine Handley by deed from Donald Handley of record in Book 5802, Page 391, Register's Office, Davidson County, Tennessee.

Sherrial Batey Yarbrough and Sherrial Lorraine Handley is one in the same person.

Rudolph Yarbrough herein joins to convey any and all rights and interest he may have; especially his marital rights.

This conveyance is subject to restrictions of record in Book 4533, Page 967, said Register's Office.

This conveyance is subject to public utility & drainage easement and building setback lines of record in Book 4300, Page 119, said Register's Office.

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

unimproved / improved property, known as 4904 Shihmen Drive, Antioch, TN. 37013
(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 seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered 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 hand s this 15th day of May, 19 86

Sherrial Batey Yarbrough
Sherrial Batey Yarbrough

Rudolph Yarbrough
Rudolph Yarbrough

STATE OF Alabama
Jefferson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sherrial Batey Yarbrough and Rudolph Yarbrough

the 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 official seal at Birmingham, Alabama this 15th day of May 1986.

My Commission Expires September 8, 1989

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) 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
Sherrial Batey Yarbrough

TO
Janice D. Kempster
Thomas R. Kempster

03045

IDENTIFICATION REFERENCE

MAY 21 12 24 PM '96

FELIX J. DeROSA, JR. REGISTER
DAVIDSON COUNTY TN

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

49500.00- CONT.
120.70 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 135.20-
G726A05/21/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03046

IDENTIFICATION REFERENCE

MAY 21 12 24 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 250492