BOOK 7787 PAGE 586

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
Suite 301, Bank of Goodlettsville
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
William Kitchens 102 Edgebrook Rd. Goodlettsville, Tn. 37072	Same as Owner	Map 33-11 Parcel 4 11D 38620

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JERRY N. LATHAM and Wife, DONNA M. LATHAM, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said WILLIAM KITCHENS and Wife, SELMER KITCHENS, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being lot No. 43 on the Plan of Blair Manor, of record in Book 3300, page 32, Register's Office for said County, described as follows:

BEGINNING at a point in the northerly margin of Edgebrook Road, the common corner of Lots 42 and 43; thence with the line between said lots, northwardly 230.23 feet to a point, a corner of Lot 44; thence with the line between Lots 43 and 44, northwestwardly 122.54 feet to a point in the southeasterly margin of Agee Road; thence with the margin of the same, southwestwardly 103.19 feet to a point and leaving said margin, southwestwardly 72.43 feet to a point in the northeasterly margin of Northbrook Road; thence with the margin of the same, southwestwardly 205.25 feet to a point, the beginning of a curve; thence southeastwardly around said curve, 36.32 feet to a point in the northerly margin of Edgebrook Road; thence with the margin of the same, eastwardly 119.3 feet to the point of beginning.

Being the same property conveyed to Jerry N. Latham and Wife, Donna M. Latham by deed from William Thomas Furlough and Wife, Mary M. Furlough of record in Book 6992, page 561, Register's Office for Davidson County, Tennessee.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the current year which have been prorated between the parties and assumed by the Grantees herein.

2. Restrictive Covenants of record in Book 3313, page 396, and amended in Book 3315, page 571, said Register's Office.

3. Those matters as they appear on the plan of record in Book 330, page 32, said Register's Office.

And we, the GRANTORS, do further covenant and bind ourselves, 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.

WITNESS our hands on this the 3rd day of March, 1989.

14458

TENNESSEE REAL ESTATE TRANSFER MAR 7 10 13 AM '89 MAIL ENV.

Jerry N. Latham
JERRY N. LATHAM

Donna M. Latham
DONNA M. LATHAM

3328 03/07 0101 03CHECK 268.85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JERRY N. LATHAM and Wife, DONNA M. LATHAM, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 3rd day of March, 1989.

Deborah K. Clark
NOTARY PUBLIC

My Commission Expires: Jan 11, 1992

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

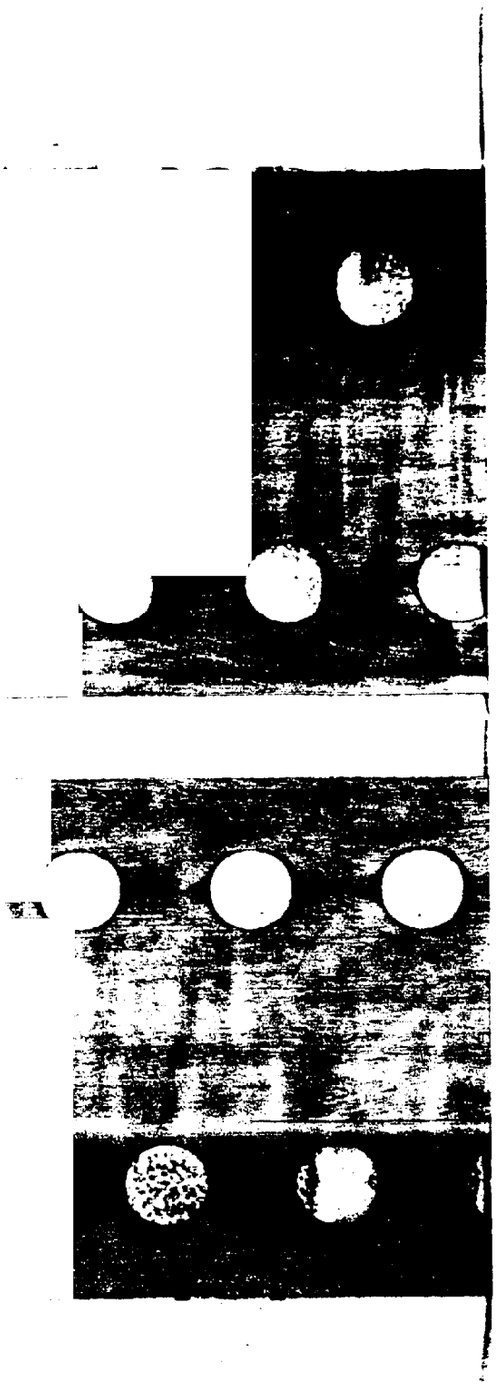
The actual consideration or value, whichever is greater, for this transfer is $79,500.00.

William Kitchens
Affiant

Sworn to and subscribed before me, this the 3rd day of March, 1989.

Deborah K. Clark
NOTARY PUBLIC

My Commission Expires: Jan 11, 1992



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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 79500.00
CON TX 262.35
PRFEE 0.50
WDEED 6.00
TOTAL 268.85
CHECK 268.85

03/07/89 01 10:15 0001 3328

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14458

IDENTIFICATION REFERENCE

MAR 7 10 13 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TENNESSEE

No. 187893