OWNER:
DAVID EDWARD KAY
7020 Bonnamere
Hermitage, TN 37076

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds
Attorneys at Law
148 Public Square
Lebanon, TN 37087

mail

SEND TAX BILLS TO:
Wilson Bank & Trust
623 West Main Street
Lebanon, TN 37087

BOOK 7892 PAGE 714

Map 4D33740 Group 74-8 Parcel 27.00

# D E E D

FOR AND IN CONSIDERATION of the sum of Forty-Eight Thousand Six Hundred Dollars ($48,600.00) cash in hand paid, the receipt of which is hereby acknowledged, we, MILTON C. WRIGHT and ROSEMARIE WRIGHT, have this day bargained and sold and by these presents do hereby transfer and convey unto DAVID EDWARD KAY and wife, SARAH EVE KAY, as tenants by the entirety, their heirs and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

> Being Lot No. 816 on the plan of Hermitage Hills, Section Seven, as of record in Book 3300, pages 62 and 63, Register's Office for said County.
>
> Said Lot No. 816 fronts 77.0 feet on the easterly side of Bonnamere Drive and extends back 156.8 feet on the south line and 158.9 feet on the north line to a dead line in the rear, on which it measures 90.88 feet.
>
> Being the same property conveyed to MILTON C. WRIGHT and wife, ROSEMARIE WRIGHT by deed from Jewel Hale and wife, Linda Hale, dated February 28, 1874, and of record in Deed Book 4798, page 299, Register's Office for Davidson County, Tennessee.
>
> Grantors are now divorced, said divorce of record in the Probate Court for Davidson County, Tennessee, Case #878D-2627, vesting title in Milton C. Wright and Rosemarie Wright as tenants in common.
>
> THIS IS IMPROVED PROPERTY

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belonging, unto the said DAVID EDWARD KAY and wife, SARAH EVE KAY, their heirs and

assigns, in fee simple, forever.

WE COVENANT with said Grantees that we are lawfully seized and possessed of said property; that we have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted below; and that we will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all visible easements or rights-of-way, subject to the detail of plat at Plat Book 3300, page 62, including a 40 foot minimum building setback line from Bonnamere Drive and a 10 foot public utility and drainage easement along the rear and side lot lines. Subject to restrictions of record at Book 3399, page 446; all of record in the Register's Office for Davidson County, Tennessee.

POSSESSION to be given with date of deed.

Property taxes for the year 1989 shall be prorated as of the date of this deed.

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WITNESS OUR SIGNATURES hereto this 13th day of July, 1989.

Milton C. Wright
MILTON C. WRIGHT

Rosemarie Wright
ROSEMARIE WRIGHT 5735 07/19 0101 03CHECK 167.3

STATE OF TENNESSEE )
)
COUNTY OF WILSON )

Personally appeared before me, the undersigned, a notary public of the state and county aforesaid, MILTON C. WRIGHT and ROSEMARIE WRIGHT, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of July, 1989.

Lisa B Gayle
Notary Public

My commission expires: 1-29-92

The actual consideration or value, whichever is greate for this transfer is $ 48,600.00

David Edward Key
AFFIANT

Sworn and subscribed to before me this 13th day of July 1989

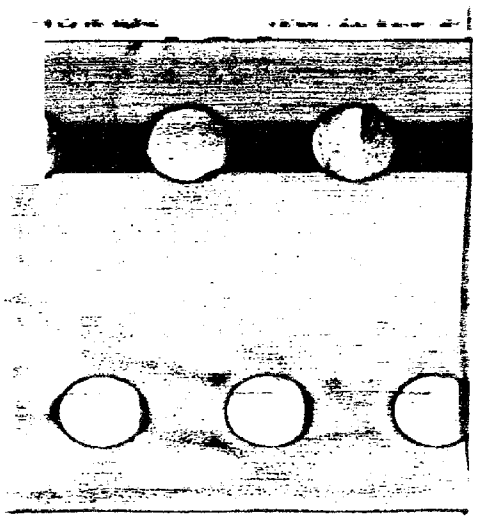
Lisa B Gayle
NOTARY PUBLIC

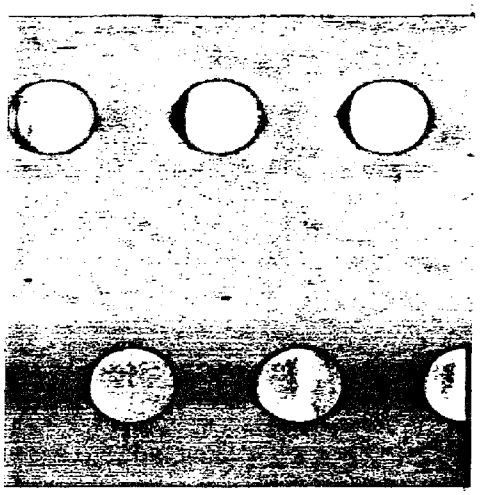
0500

IDENTIFICATION REFERENCE

JUL 19 2 40 PM '89

KAY Z. WILSON II REGISTER
DAVIDSON COUNTY, TN





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

RECEIVED OF _____

FOR _____

BOOK 7892 PAGE 716

| | | |
|---|---|---|
| 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 48600.00
CON TX 160.38
PRFEE 1.00
WDEED 6.00
TOTAL 167.38
CHECK 167.38

07/19/89 01 14:46 0001 6735

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50500

IDENTIFICATION REFERENCE

JUL 19 2 40 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 230389