B0436 PG

THIS INSTRUMENT PREPARED BY:
J. Michael Morgan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

BOOK 10260 PG 626

WARRANTY DEED

Name and Address of New Owner: **Lee Roy Kemp and wife, Betty F. Kemp** **3218 Lakeshore Drive** **Old Hickory, Tennessee 37138**
Send Tax Bills To: **New Owner**
Street Address of Subject Property: **Map-Parcel No:** **3220 Lakeshore Drive** **Map 54-9** **Old Hickory, Tennessee 37138** **Parcel 34.00**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ANNMARIE DIMASCIO, A WIDOW,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **LEE ROY KEMP AND WIFE, BETTY F. KEMP,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HEREWITH AND INCORPORATED HEREIN BY REFERENCE

The conveyance of the above described parcel of land is subject to the following:

1. 1997 Metropolitan Davidson County taxes;

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 GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, 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 my hand this 13th day of November, 1996.

Annmarie DiMascio

ANNMARIE DIMASCIO

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

On this 13th day of November, 1996, before me personally appeared Annmarie DiMascio, a widow, to me known to be the person(s) described in, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.

Notary Public

My Commission Expires: 1-25-97

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
January 25, 1997
State of Tennessee

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $55,000.00.

Lee Ray Kemp

Affiant

Subscribed and sworn to before me, this the 13th day of November, 1996.

NOTARY PUBLIC

My commission expires: 1-25-97

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
January 25, 1997
State of Tennessee

96 NOV 15 PM 3:40
ELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

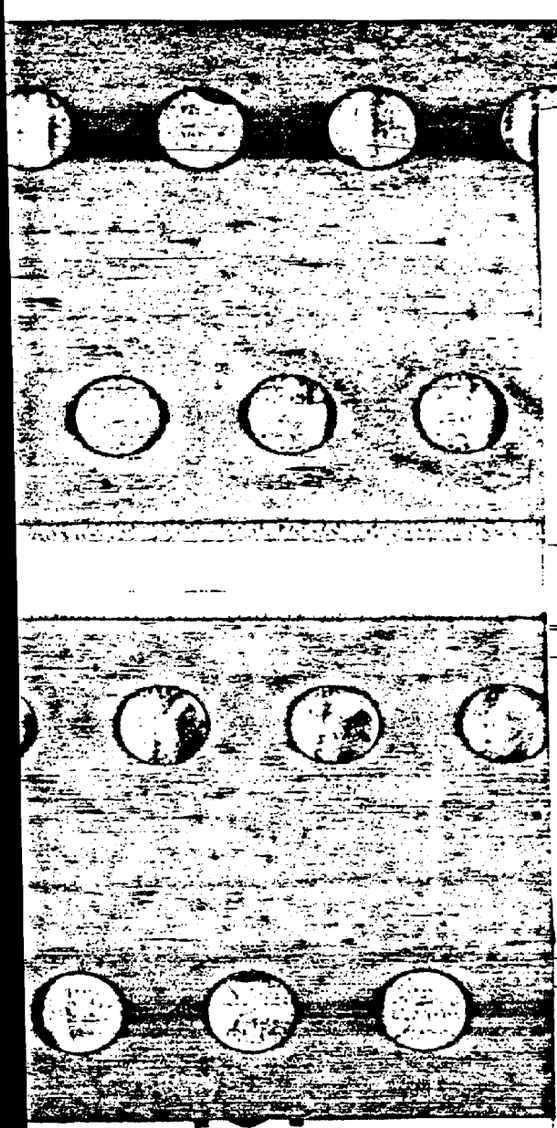
0247041
IDENTIF. ↑ REFERENCE

EXHIBIT "A"

Land lying in Davidson County, Tennessee, being the Southerly half of Lot No. 11 on the Plan of the Life & Casualty Ins. Co. Subdivision of Dabbs and Elliott Property as of record in Book 843, page 56, Register's Office Davidson County, Tennessee and more particularly described according to a survey by R. L. Montoya-Land Surveying dated December 7, 1978 as follows: Beginning at an iron pin in the Westerly margin of Lakeshore Drive, formerly Pitts Avenue, approximately 1,950.8 feet northeast of the intersection of Old Hickory Boulevard and Lakeshore Drive, said point also being the Northeast corner of the John B. Porter property as of record in Book 4673, page 50, R.O.D.C., Tennessee, Lot No. 12 of said subdivision and is the Southeast corner of this described tract; thence leaving the Westerly margin of Lakeshore Drive with Porters Northerly property line South 77° 05 minutes 18 seconds West 739.60 feet to an existing fence post, said point being the Southeast corner of the Anita S. Page property as of record in Book 2022, page 103, R.O.D.C., Tennessee and is the common corners of Lots No. 9, 11, 12, and 14 of said subdivision; thence with Pages Easterly property line and Rebecca Ramsey Easterly property line as of record in Book 3128, page 485, R.O.D.C., Tennessee North 7° 09 minutes 22 seconds East 164.36 feet to an existing fence post, said point being the Southwest corner of the Lee Roy Kemp property as of record in Book 3769, page 445, R.O.D.C., Tennessee known as the Northerly half of Lot No. 11 of said subdivision; thence with Kemps Southerly property line North 77° 27 minutes 18 seconds East 690.93 feet to an iron pin in the Westerly margin of Lakeshore Drive; thence with the Westerly margin of said drive South 9° 58 minutes 02 seconds East 150.16 feet to the point of beginning, containing 2.50 acres, more or less.

Being the same property Anthony J. DiMascio and wife, Annmarie DiMascio by deed from Edward J. Gross, only heir, at law of Cordell L. Gross and Irma G. Gross, by deed of record in Book 5380, page 484, Register's Office for Davidson County, Tennessee; the said Anthony J. DiMascio having since died.

1825 11/15 0101 03CHECK 216.50



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

RECEIVED OF _____

FOR _____

BOOK 10260 PG 629

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	55000.00
			CON TX	203.50
			PRFEE	1.00
			WDEED	12.00
			TOTAL	216.50
			CHECK	216.50
		11/15/96	01	15:44 0001 1825

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0247041
IDENTIF. # REFERENCE

96 NOV 15 PM 3:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1088706