Box 44

THIS INSTRUMENT PREPARED BY:
Jeffrey Mobley
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $53,250.00.

Daniel B. Kemp
AFFIANT

Subscribed and sworn to before me, this 23rd day of December, 1996.

Linda A. Fitzhugh
Notary Public

My Commission Expires: 5/23/98

Address New Owners As Follows: Daniel B. Kemp, 1907 Dahlia Circle, Nashville, TN 37210

Send Tax Bills To: AEDC Federal Credit Union, P. O. Box 1210, Tullahoma, TN 37388

Map-Parcel Number: 095-05-013, 095-05-112

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RUSSELL CARL KEMP, JUDITH K. LOWE AND MELISSA HOOBERRY, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **DANIEL B. KEMP,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Dahlia Gardens, as of record in Book 2663, page 93, Register's Office for Davidson County, Tennessee.

Said Lot 45 fronts 150.8 feet on the southerly side of Dahlia Circle and extends back 181 feet on the westerly line and 264.8 feet on the easterly line to a dead line measuring 302.3 feet thereon.

Being the same property conveyed to Byrns Kemp by deed from Henry S. Dowlen of record in Book 7631, page 423, Register's Office for Davidson County, Tennessee, a portion of the property having been conveyed to Daniel B. Kemp of record in Book 7736, page 563, Register's Office for Davidson County, Tennessee. The said Byrns Kemp having since died and his Will of record in Will Book 183, page 236, Probate Court Clerk's Office of Davidson County, Tennessee, devised one-half interest in subject property to Julious Clinton Kemp and the remainder to Richard Dean Kemp, Judith Darlene Lowe, Daniel Bland Kemp, Russell Carl Kemp and Melissa Leigh Baxendale. By quitclaim deed of record in Book 8911, page 89, Register's Office for Davidson County, Tennessee, Judith Darlene Lowe, Daniel Blank Kemp, Russell Carl Kemp and Melissa Leigh Baxendale conveyed their interest in subject property to

Martha Marie Kemp, and Julius Clinton Kemp by quitclaim deed of record in Book 8911, page 92, Register's Office for Davidson County, Tennessee, conveyed his interest in subject property to Martha Marie Kemp, retaining to himself a life estate. The said Martha Marie Kemp having since died and her will of record in Will Book 209, page 198, Probate Court Clerk's Office for Davidson County, Tennessee, devised subject property to Danny Kemp, Russell Kemp, Judy Lowe and Melissa Hooberry; the said Julius Clinton Kemp and Richard Dean Kemp having since died.

Subject property is not the usual place of residence of any of the Grantor's or their spouses.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instruments of record.

This conveyance is made subject to:

1. Restrictive covenants contained in instrument of record in Book 2856, page 63, Register's Office for Davidson County, Tennessee.

2. Matters shown on the Plan of record in Book 2663, page 93, Register's Office for said County.

This is improved property known as 1907 Dahlia Circle, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his theirs and assigns, forever; and we covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantors, but not otherwise, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 23 day of December, 1996.

Russell Carl Kemp

Judith K. Lowe

Melissa Hooberry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RUSSELL CARL KEMP,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of December, 1996.

Linda P. Turner
Notary Public

My Commission Expires: 5/23/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JUDITH K. LOWE,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of December, 1996.

Linda P. Turner
Notary Public

My Commission Expires: 5/23/98

0259490
IDENTIF. ↑ REFERENCE

96 DEC 27 PM 3:43
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MELISSA HOOBERRY,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of December, 1996.

Linda P. Turner
Notary Public

My Commission Expires: 5/23/98

9783 12/27 01:47 03CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10302 PG 887

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
			CAMT 53250.00	
			CON TX 197.03	
			PRFEE 1.00	
			WDEED 12.00	
			TOTAL 210.03	
			CHECK 210.03	
12/27/96	01		15:44 0001 9783	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0259490
IDENTIF. ↑ REFERENCE

96 DEC 27 PM 3:43
REGISTER
DAVIDSON COUNTY, TN.

No. 1102343