BOOK 10872 PG 849

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON Book 10872 Pg 849
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 57,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF March 19 98

Notary Public

MY COMMISSION EXPIRES: November 27, 1999
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Castleman Title & Escrow, Inc., 213 A Ward Circle, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eugenia Fiscu (NAME)	New South Federal Savings Bank (NAME)	Map 075-11-0
816 Bradley Place (ADDRESS)	1900 Crestwood Blvd. (ADDRESS)	Parcel 222.00
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Birmingham, Alabama 35283 (CITY) (STATE) (ZIP)	

FOR AND 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, J. L. Kemp, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eugenia Fiscu and Octavian S. Fiscu, both unmarried, as joint tenants with full rights of survivorship

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:

Land in Davidson County, Tennessee, being Lot No. 12B of the Zone Lot Division of Lots Nos. 4 through 17 of the Meadows of Tulip Grove, Section 1, of record in Book 6250, page 363, amending the Plan of record in Book 5200, page 612, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description.

Being all the same property conveyed to Jerry Kemp and wife, Elizabeth Kemp, by deed from Cecelia V. Petty of record in Book 6702, page 440, Register's Office for Davidson County, Tennessee. Jerry Kemp and wife, Elizabeth Kemp, subsequently conveying one-half interest unto R. W. Kemp and wife, Asenath I. Kemp by Quitclaim Deed of record in Book 6837, page 276, said Register's Office, and their remaining one half interest to Pearl Kemp by Quitclaim Deed of record in Book 7720, page 545, said Register's Office. R. W. Kemp and wife, Asenath I. Kemp having conveyed their interest to J. L. Kemp by Quitclaim Deed of record in Book 8981, page 381, said Register's Office. The said Pearl Kemp having since died.

This conveyance is subject to taxes for 1998 and subsequent years, and to restrictions and easements of record.

Elizabeth Kemp joins in this deed in order to convey and and all marital rights and interest she may have in the property

5931 04/06 0101 03CHECK 223.23

This is unimproved ( ) improved (X) property, known as 816 Bradley Place, Hermitage, Tennessee 37076
(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 unencumbered, 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 my hand this 31st day of March 19 98

J. L. Kemp

Elizabeth Kemp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. L. Kemp and Elizabeth Kemp

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 31st day of March, 19 98.

Commission expires November 27, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

042171

IDENTIF. & REFERENCE

98 APR -6 AM 8:05

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

BOOK 10872 PG 851

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 57900.00
CON TX 214.23
PRFEE 1.00
WDEED 8.00
TOTAL 223.23
CHECK 223.23

04/06/98 01 08:05 0001 5931

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

042171 I.I.
IDENTIF. ↑ REFERENCE

98 APR -6 AM 8:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1276174