This instrument prepared by
Norman D. Lane, Attorney
1115 Stahlman Building
Nashville, Tennessee

BOOK 4215 PAGE 848

WARRANTY DEED — ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wm. C. Jeannette (NAME:)	(NAME:)	Map 91-13
5910 Charlotte (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Par. 311-
Nashville Tenn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	312 Pal

For and in Consideration of the sum of - - - - -Two Thousand and no/100

- - - ($2,000.00)- DOLLARS

cash in hand paid, the receipt of which is hereby expressly acknowledged, and the execution of a Deed of Trust Note in the principal amount of $48,800.00 to be paid at the rate of $350.00 per month, commencing March 1, 1968, and continuing until the principal balance and interest are paid, all as more particularly set out in a Deed of Trust Note of even date,

We, James H. Denning and wife, Ruby D. Denning

have bargained and sold, and by these presents do transfer and convey unto the said

William C. Jeanette and wife, Mary Frances Jeanette,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain lot or parcel of land situate, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being Lot No. 17 and part of lot No. 18 on the Map of West Nashville Heights, as of record in book 332, page 127, Register's Office for said County.

Beginning on the northerly margin of Charlotte Pike at the corner of lots Nos. 16 and 17; thence with the line between said two lots northwardly 170 feet, more or less, to an alley; thence with said alley westwardly 100 feet to the corner of lots Nos. 18 and 19; thence with the line between said two lots southwardly 132.1 feet, more or less, to the most northerly corner of a triangular strip conveyed to H. F. Gant and wife, by deed from J. H. Denning and wife, of record in book 2042, page 521, said Register's Office; thence with the easterly line of said Gant property southwardly 37.8 feet to the northerly margin of Charlotte Pike; thence with said Pike eastwardly 97 feet to the beginning.

Said lot No. 17 was conveyed to James H. Denning by deed from David Lipscomb College of record in book 1025, page 446, and said part of lot No. 18 was conveyed to J. H. Denning and wife, Ruby Dameworth Denning by deed from Herbert Eugene Dean of record in book 1779, page 336, said Register's Office.

Being part of lot No. 19 on the plan of West Nashville Heights, as of record in book 332, page 127, Register's Office for said County, described according to a survey made by Winn Brothers Engineering Company, March 25, 1952, as follows:

Beginning on the southerly margin of an alley at the corner of lots Nos. 18 and 19; thence with the line between said two lots southwardly 132.10 feet; thence northwardly 131.70 feet to the southerly margin of an alley; thence with said alley eastwardly 10.5 feet to the beginning.

Being part of the property conveyed to J. H. Denning and wife, Ruby Dameworth Denning, by deed from H. F. Gant and wife, Addie M. Gant, of record in book 2042, page 507, said Register's Office.

This is { unimproved / improved } property, known as _____ (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William C. Jeanette and wife, Mary Frances Jeanette, their heirs and assigns, forever.

And we do covenant with the said William C. Jeanette and wife, Mary Frances Jeanette 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.

And we, James H. Denning and wife, Ruby Dameworth Denning, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William C. Jeanette and wife, Mary Frances Jeanette, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 29th Feb day ~~of~~ 29 Feb., 1968

James H. Denning

Ruby D. Denning

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Faye D. Minter, a Notary Public in and for said County and State, the within named James H. Denning and Ruby D. Denning

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of February, 1968

Faye D. Minter, Notary Public

Commission Expires 1-29-69

STATE OF
County of

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

_____, Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 50,800.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

James H. Denning - Ruby [illegible]
Affiant

Subscribed and sworn to before me this 29th day of February, 1968.

[illegible]
Notary Public

Commission Expires: 1-29-69

WARRANTY DEED

FROM

James H. Denning, et ux

TO

William C. Jeanette, et ux

Attorneys
TITLE COMPANY, INC.
NASHVILLE, TENN.

07616

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 29 3 40 PM '68
NOTE BOOK 118 PAGE 349
RECORDING FEE $ 6.00
DEP. REG. [illegible]

STATE TAX $ 132.08
PROBATE .50
TOTAL: $ 132.58

FEB 29 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

mail
Wm C Jeanette
5910 Charlotte Pk.
Nash. Tenn
37209