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PREPARED BY:
STEINEMEIER, WESTBROOK & HARVEY
2700 FRANKLIN ROAD
NASHVILLE, TENN. 37204
PHONE 298-3327

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry D. Westbrook and wife, Nancy J. Westbrook (NAME:)	same (NAME:)	51-1-45
2604 Tiffany Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37206 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten & 00/100 ($10.00) ***DOLLARS***

Cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, and the further consideration that the grantees have assumed and agreed topay the unpaid balance of a note dated June 2,1959, in the original amount of $10,200.00 payable to Home Federal Savings and Loan Association in monthly installments, and secured by a deed of trust to E. A. Goodloe, Trustee, of record in Book 2935, page 343, Register's Office for Davidson County, Tennessee

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 7224.00. Affiant

Subscribed and sworn to before me this 10 day of June 1968

Deputy Register

We, ODIS JOHN BENNETT and wife, ROSA LEE BENNETT

have bargained and sold, and by these presents do transfer and convey unto the said Jerry D. Westbrook and wife, Nancy J. Westbrook

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

From the southeast corner of Lot No. 73 in Due West Valley Subdivision (note recorded) and the northeast corner of the Odis John Bennett 3 acre tract, with said Bennett's east line S 10°-02' E 400.20 feet to the beginning corner of the herein described land;

Thence, S 10° - 02' E-856.97 feet to an iron stake;
Thence N 88° - 45' W-436.21 feet to an iron stake;
Thence N 10° - 00' W-855.50 feet to an iron stake;
Thence, with the said Bennett line S 88° -56' E - 435.17 feet to the point of beginning, containing 8.35 acres more or less according to a survey, Plat No. 67-197, dated April 26, 1967 by Parrish Engineers, Inc. Nashville, Tennessee.

Being part of the same property conveyed to ODIS JOHN BENNETT AND WIFE, ROSA LEE BENNETT, by deed from M. M. Cunniff and wife, Hattie B. Cunniff, of record in Book 2909, page 385, Register's Office for Davidson County, Tennessee.

The aforesaid M. M. Cunniff and wife, Hattie B. Cunniff, join in the execution of this instrument for the purpose of releasing any and all interest they may have in the above described property.

(unimproved)

This is unimproved (~~improved~~) property, known as New Due West Avenue, Madison, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jerry D. Westbrook and wife, Nancy J. Westbrook, their *heirs and assigns, forever.*

And we *do covenant with the said* Jerry D. Westbrook and wife, Nancy J. Westbrook, *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,* except by deed of trust executed by Odis John Bennett and wife, Rosa Lee Bennett, to E. A. Goodloe, Trustee as above described.

And we, Odis John Bennett and wife, Rosa Lee Bennett, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Jerry D. Westbrook and wife, Nancy J. Westbrook, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 24th *day of* May, *19* 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Odis John Bennett

Rosa Lee Bennett

M. M. Cunniff

Hattie B. Cunniff

Nancy J. Westbrook

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Larry L. Westbrook, a Notary Public in and for said County and State, the within named Odis John Bennett and wife, Rosa Lee Bennett

the bargainors, 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 Nashville, Tennessee, Tennessee, this day of October, 19 67.

, Notary Public.

Commission Expires November 2, 1969

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, T. Willard Oliphant, a Notary Public in and for said County and State, the within named Odis John Bennett and wife, Rosa Lee Bennett, and M. M. Cunniff and wife, Hattie B. Cunniff,

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 24th day of May, 19 68.

T. Willard Oliphant, Notary Public.

My Commission Expires Nov. 27, 1968

Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in ,
this day of , 19 .

Notary Public

Commission Expires

Mail
Stillmeier, Westbrook & Harvey
2700 Franklin Rd.
Nash. Tenn 37204

WARRANTY DEED 7274.00

FROM

Odis John Bennet, et ux

TO

Jerry D. Westbrook, et ux

A 0091 8

JUN 10 12 46 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

JUN 10 68 CONV
JUN 10 68 STAX *7,274.00
JUN 10 68 PRFEE A** 18.98
JUN 10 68 MTDEED A** .50
A** 6.00
* 25.48

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

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