WARRANTY DEED

BOOK 4399 PAGE 879

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joe Jennings (NAME)	Joe Jennings (NAME)	Map 92-4
930 11th Ave. North (STREET ADDRESS OR ROUTE NUMBER)	930 11th Ave. North (STREET ADDRESS)	Par. 271
Nashville (CITY) (P. O. ZONE) Tenn. (STATE)	Nashville, Tenn. (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Two Thousand, Two Hundred and Fifty and No/100 - - - - - - $2,250.00 - *Dollars,*
to us cash in hand paid by Joe Jennings, the receipt of which is hereby acknowledged, We, Paul Allen and wife, Sarah McClellan Allen,

have this day bargained and sold, and do hereby transfer and convey unto the said
Joe Jennings, xxxxxxxxxxxxxxxxxxx his
(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee being the southerly 33 feet of Lot No. 38, C. M. Holt's plan of Lots, as of record in Book 21, page 33 and being known as Lot No. "E" on the map of the re-subdivision of Lots Nos. 38, 39, and 40 of said Plan.

Said Lot No. "E" fronts 33 feet on the east side of 11th Avenue North and runs back between parallel lines along the north line of Lot No. 37, 137 feet to an alley.

Being the same property conveyed to Paul Allen by deed from Commerce Union Bank as of record im book No. 3536, Page 221, dated May 2, 1963 in the Register's Office, Davidson County, Tennessee

This instrument was prepared by T. E. Simrell, Attorney, 64 Arcade Building, Nashville, Tenn. 37219.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 2,250.00

Subscribed and sworn to before me, this the ______ day of February 19 70

Joe Jennings
Affiant

My commission expires: ______ (Affix Seal)

A. N. Greenberg
Notary Public
My Comm. Expires ...

This is unimproved ( ) / improved (XX) property, known as 930-11th Ave., North (House Number) (Street) Nashville, Tenn. 37208 P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
Joe Jennings, his
(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for 1970 taxes, which grantee assumes.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Joe Jennings, his
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 20th *day of* February, 19 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Paul Allen
Sarah McClellan Allen

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, A. N. Greenberg, *a Notary Public in and for said County and State,* Paul Allen and wife, Sarah McClellan Allen

the within named bargainor.S., 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* 7th *day of* February, *19*70.

A. N. Greenberg *Notary Public*

Commission expires Oct. 28, 1972

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 .....

FEB25 70 CONV *2,250.00
FEB25 70 S'TAX B* 5.72
FEB25 70 PR'FEE B* .50
FEB25 70 W'DEED B* 3.00 * 9.22

WARRANTY DEED

FROM
Paul Allen et ux

TO
Joe Jennings

A 69540

IDENTIF. REFERENCE

FEB 25 2 55 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE