This form furnished by Sumner County Title Co.

BOOK 1672 PAGE 24

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF

The Actual Consideration or Value, Whichever is Greater, For This Transfer is $ 8,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF January, 1973

Notary Public

MY COMMISSION EXPIRES: Jan 24 1976

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harlan Martin (NAME) Box 676, Hendersonville, Tenn. (ADDRESS)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. David F. Jernigan (NAME)	Same (NAME)	51-12
1292 Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 70
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, JAMES R. IVES AND WIFE, MAYME P. IVES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID F. JERNIGAN AND WIFE, LOUISE JERNIGAN

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:

Being Lot No. 8 and the southeasterly part of Lot No. 7 on the Map of George F. Roth's Re-Subdivision of Lots Nos. 19 and 23 of Montague Subdivision, not of record, described according to copy of a survey thereof made by James A. Hamilton, Jr., Surveyor, December 18, 1947, as follows: BEGINNING at a point in the northeasterly margin of Due West Avenue, 397.5 feet southeast of the margin of Milliken Bend Road; thence northeasterly 200 feet to a point; thence southeasterly 60 feet to the corner of Lots Nos. 8 and 9; thence with the line between said lots, southwesterly 200 feet to the margin of Due West Avenue; thence with the margin of the same northwesterly 60 feet to the point of beginning.

Being the same property conveyed to James R. Ives and wife, Mayme P. Ives, by deed from Geo. P. Howell & Son Co., a partnership, as of record in Book 4553, Page 238, Register's Office of Davidson County, Tennessee.

Above property conveyed subject to Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, for sewers and/or storm drainage, of record in Book 4122, Page 535, Register's Office for said County.

This is ( ) unimproved (X) improved property, known as 327 E. Due West Avenue (House Number) (Street) Madison, Tennessee (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 our hands this 5th day of January, 1973, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James R. Ives
JAMES R. IVES

Mayme P. Ives
MAYME P. IVES

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STATE OF TENNESSEE
County of Sumner

Personally appeared before me, Angela M. Cartwright, a Notary Public in and for said County and State, the within named James R. Ives and wife, Mayme P. Ives

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 Hendersonville, Tennessee, this 5th day of January 19 73.

Commission expires January 12, 1976

Angela M. Cartwright
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

WARRANTY DEED

FROM James R. Ives et ux, Mayme P. Ives

TO David F. Jernigan et ux, Louise Jernigan

B 9 1 1 0 7

IDENTIF. REFERENCE

JAN 15 9 54 AM '73

REGISTER
DAVIDSON COUNTY, TENN.

SUMNER COUNTY TITLE CO.
Titles Guaranteed
Hendersonville, Tennessee

JAN 15 73	CONV	*8,500.00			
JAN 15 73	S'TAX		A*	22.10	
JAN 15 73	PR'FEE		A*	.50	
JAN 15 73	W'DEED		A*	4.00	* 26.60