This Instrument Was Prepared By

Dewey W. Pedigo CME
Of The Law Firm Pedigo & Sonkin
Stahlman Building Nashville, Tennessee

BOOK 4724 PAGE 541

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Austin Peay Jennings	SAME	103-16-109
(NAME) 312 South Wilson Blvd.	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Twenty-Eight Thousand and no/100----------
----------($28,000.00)---------- Dollars,

Cash in hand paid by Austin Peay Jennings, the receipt of which is hereby acknowledged.

We, Joseph R. Powell and wife, Irene W. Powell

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

Being the south part of Lot No. 1 on the Map of Abraham's Subdivision of Lot No. 22 of Block "L" Whitland Realty Company's Subdivision, as of record in Book 547, page 87, Register's Office for said County. Said part of said Lot fronts 105 feet on the easterly side of Wilson Boulevard and runs back between lines, 141 feet on the south line and 162.4 feet on the North line to the West line of Lot No. 2, on which it measures 105 feet.

Being the same property conveyed to Joseph R. Powell and wife, Irene W. Powell, by deed from Julian M. Cohen and wife, Barbara L. Cohen, of record in Book 4429, page 60, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 28,000.00

Subscribed and sworn to before me, this the 25 day of June 19 73

Affiant Austin Peay Jennings

My commission expires April 26, 1975 (Affix Seal)

Notary Public

This is (unimproved ( ) improved (X)) property, known as 312 South Wilson Boulevard, Nashville, Tennessee
(House Number) (Street) 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 Austin Peay 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 the 1973 taxes which are prorated and assumed by the Grantees.

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

Witness our hand s this 25th day of June 19 73, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Joseph R. Powell

Irene W. Powell

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, C. L. Eckhardt, a Notary Public in and for said County and State, Joseph R. Powell and wife Irene W. Powell

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 25th day of June, 19 73.

C. L. Eckhardt
Notary Public.

Commission expires April 28, 1975

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 _____

JUL-3	CONV	28,000.00			
JUL-3	STAX		A*	72.80	
JUL-3	PRTFEE		A*	.50	
JUL-3	WDEED		A*	4.00	* 77.30

RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 220640

(1)

WARRANTY DEED

FROM
JOSEPH R. POWELL ET UX

TO
AUSTIN PEAY JENNINGS

mail to Austin Peay Jennings

Ret. Bank of Commerce
Nashville, Tenn. 37,190

C 13806

IDENTIF. REFERENCE

JUL 3 9 17 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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