436
65pw

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Prepared by T. P. Dunning, Attorney
Lewisburg, Tennessee

WARRANTY DEED FROM DAVID H. JENT AND WIFE, PATRICIA H. JENT, TO JERRY C. HARLAN AND WIFE, WANDA G. HARLAN

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) and other valuable considerations, cash in hand paid, receipt whereof is hereby acknowledged, and in further consideration the grantees have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust of record in Book 3733, page 483, Register's Office for Davidson County, Tennessee, the undersigned, David H. Jent and wife, Patricia H. Jent, have bargained and sold and by these presents do hereby transfer and convey unto Jerry C. Harlan and wife, Wanda G. Harlan, as tenants by the entirety, their heirs and assigns, forever, the following described real estate located in Davidson County, State of Tennessee, to-wit:

Same being Lot No. 137 on the Plan of Madison Park, Section II, as of record in Book 3106, page 141, Register's Office for Davidson County, Tennessee.

Said Lot No. 137 fronts 66.0 feet on the easterly side of Singer Drive and extends back between lines 120.8 feet on the northerly side and 125.80 feet on the southerly side, to a dead line, measuring 97.05 feet thereon.

Being the same property conveyed to David H. Jent, unmarried, by deed from Donald L. Richeson, unmarried, of record in Book 4171, page 980, Register's Office for Davidson County, Tennessee.

Subject to the unpaid balance of a certain note secured by a deed of trust of record in Book 3733, page 483, Register's Office for Davidson Bounty, Tennessee. Grantors assign to Grantees all their right, title and interest in escrow funds held in connection with said loan for the payment of taxes and insurance.

Subject to taxes for the year 1973 which have been pro-rated as of September 1, 1973.

Possession shall pass with delivery of this deed.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereunto belonging, to the said Jerry C. Harlan and wife, Wanda G. Harlan, as tenants by the entirety, their heirs and assigns, forever. Grantors covenant with the grantees that they are lawfully seized and possessed of said real estate in fee simple, that they have a good right to convey it and the same is unencumbered except as set forth hereinabove.

The undersigned further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said real estate to the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 9th day of October, 1973.

David H. Jent

David H. Jent

Patricia H. Jent

Patricia H. Jent

STATE OF TENNESSEE

COUNTY OF MARSHALL

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Personally appeared before me, a Notary Public in and for said State and County, the within named David H. Jent and wife, Patricia H. Jent, to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged that theyexecuted the same as their free act and deed for the purposes therein stated.

WITNESS my signature and official seal in the State and County aforesaid this 9th day of October, 1973.

H. H. Burgett
Notary Public

My Commission Expires: January 16, 1977

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I make oath that the actual consideration or value for this transfer, whichever is greater is $ 7500 .

Affiant

Subscribed and sworn to before me this 30 day of November, October, 1973.

J. Head
Dep Register

3335995

IDENTIF. REFERENCE

Nov 30 12 51 PM '73

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Burgett

Real estate taxes for 1973 will be paid by _____

Jerry C. Harlan et ux, 101-D Harris St, Madison .

NOV30	CONV	*7,500.00				
NOV30 S'TAX			A*	19.50		
NOV30 PR'FEE			A*	.50		
NOV30	W'DEED		A*	4.00	*	24.00