ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: BOOK 4783 PAGE 21	MAP-PARCEL NUMBERS:
Roy J. Dennis, et ux	Same	2W-9520
(NAME)	(NAME)	
5329 Stanford Avenue		81-B
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37215		26pw
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 (10.00)---------- ---------- DOLLARS cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged; JACKSON, INC., a Tennessee corporation, has

~~have~~ bargained and sold, and by these presents do transfer and convey unto the said ROY J. DENNIS and wife, MARY B. DENNIS,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the westerly 9 feet 2 inches of Lot No. 9 and all of Lots Nos. 10 and 11, shown on the Subdivision of Lot No. 1 of the Woodard Property, as of record in Book 57, page 83, Register's Office for said County, described together according to a survey made by T. R. Sanford, Surveyor, November 5, 1959, as follows:

BEGINNING at thenortheasterly intersection of 10th Avenue North and Buchanan Street; thence with the easterly margin of said 10th Avenue North, northerly ~~152~~ feet 9 inches to the southeasterly intersection of said Avenue, and a 10 foot alley; thence with the southerly margin of said alley easterly 109 feet 4 inches to a point; thence southerly and parallel with the line between said Lots Nos. 9 and 10, 150 feet to a point in the northerly margin of said Buchanan Street; thence with the margin of same, westerly 75 feet 10 inches to the beginning.

Being the same property conveyed to Jackson, Inc., by deed from James R. Byers and wife, as of record in Book 4359, page 254, said Register's Office.

Said property is subject to lease of record in Book 3040, page 241, Register's Office for said County.

Taxes for 1974 to be pro rated and assumed by Grantees.

unimproved ( )
This is improved (X) property, known as 918 Buchanan Street
(House Number) (Street)
Nashville Tennessee 37208
(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, 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.

Whenever 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 23rd day of January, 19 74.

JACKSON, INC.

By [signature]
President

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STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, 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 _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Eunice Miller, a Notary Public of the State and County aforesaid, personally appeared Granbery Jackson III ~~XXX~~ with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President ~~XX~~ ~~respectively~~ of the Jackson, Inc., the within named bargainor, a corporation, and that he as such President ~~XXX~~ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Granbery Jackson III as such President and attesting the same by the said _____ ~~as such~~ _____.

Witness my hand and seal, at office in Nashville, Tennessee, this 23rd day of January, 1974.

Eunice Miller Notary Public

Commission expires October 29, 1977

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 37,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

GB Hofstetter Jr

Sworn to and subscribed before me
this 23rd day of January, 1974.

My commission expires October 29, 1977 Notary Public Eunice Miller

This instrument was prepared by:
O. B. HOFSTETTER, JR., ATTORNEY
304 American Trust Building
Nashville, Tennessee 37201
Name Address

JAN24-74 CONV 37,500.00
JAN24-74 S'TAX A* 97.50
JAN24-74 PB'FEE A* .50
JAN24-74 W'DEED A* 4.00 * 102.00

WARRANTY DEED

FROM

JACKSON, INC.

TO

ROY J. DENNIS, AND WIFE,

MARY B. DENNIS

Mail to:
McMurray Co.
1106 Baker Bldg.
37203

TENNESSEE TITLE COMPANY
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219

C 39649

IDENTIF. REFERENCE

JAN 24 12 48 PM '74

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.