Mail to:

THIS INSTRUMENT WAS PREPARED BY
McKINNEY and EVERETT
ATTORNEYS AT LAW
Suite One 1303 Gallatin Road, North
Madison, Tennessee 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ELIZABETH DENNING EVERETT (NAME)	SAME (NAME)	64-2-32
206 Montchanin Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	BOOK 4838 PAGE 91
Old Hickory, Tennessee 37138 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------($10.00)--- *Dollars,*

cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration,

I, JAMES R. EVERETT, JR., hereinafter called the GRANTOR,

have this day bargained and sold, and do hereby transfer and convey unto the said ELIZABETH DENNING EVERETT, hereinafter called the GRANTEE,

her *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 196 on the Plan of Brandywine Farms, Section IX, as of record in Book 4460, page 40, Register's Office for said County.

Said Lot No. 196 fronts 135.0 feet on the southerly line of Montchanin Drive and runs back between parallel lines 335.0 feet to a line in the rear on which it measures 135.0 feet.

Being the same property conveyed to James R. Everett, Jr. and wife, Elizabeth Denning Everett, by deed from J. R. Coarsey, Trustee, of record in Book 4551, page 239, Register's Office for Davidson County, Tennessee.

Said property is presently owned as tenants by the entirety and it is the intent of this instrument to convey said property in fee simple to Elizabeth Denning Everett, pursuant to T.C.A., Section 64-110.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ NONE

Subscribed and sworn to before me, this the 25th day of July, 1974

Affiant James R. Everett Jr.

My commission expires: February 11, 1976 (Affix Seal)

Notary Public Cindy Lee Sloan

This is improved ( ) unimproved (X) property known as 206 Montchanin Drive, Old Hickory, 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 GRANTEE,

her *(successors),*

heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* GRANTEE,

her

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 25th *day of* July, 19 74 *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 Everett Jr

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* JAMES R. EVERETT, JR.

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Madison, *Tennessee, this* 25th *day of* July, *19* 74.

Commission expires February 11, 1976 Cindy Lee Sloan *Notary Public*

NOTARY PUBLIC * DAVIDSON COUNTY * TENN.

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 26 MISC A* 4.00 * 4.00

WARRANTY DEED

FROM

JAMES R. EVERETT, JR.

TO

ELIZABETH DENNING EVERETT

C 64783

IDENTIF. REFERENCE

JUL 26 12 19 PM '74

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Madison Title Company

320 Gallatin Road

MADISON, TENNESSEE 37115

Representing

Chicago Title Insurance Company

CHICAGO, ILLINOIS