BOOK 4882 PAGE 642

WARRANTY DEED

This instrument was prepared by:
CARL H. OLDHAM
ATTORNEY AT LAW
Hendersonville, Tenn. 37075

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
JAMES E. HUMPHREY (NAME)	James E. Humphrey (NAME)	11D69855
709 DuPont Ave. (STREET ADDRESS OR ROUTE NUMBER)	709 DuPont Ave. (STREET ADDRESS)	Map 51-8
Madison, Tennessee (CITY) (P. O. ZONE) (STATE)	Madison, Tennessee (CITY) (ZONE) (STATE)	Parcel 35

FOR AND IN CONSIDERATION of the sum of ----------TEN----------
----------AND NO/00---------- *Dollars,*

cash in hand paid, the receipt of which is hereby acknowledged.

WE, GEORGE P. GROGAN, JR., AND WIFE, BRENDA BRAWNER GROGAN, hereinafter called Grantor

have this day bargained and sold, and do hereby transfer and convey unto the said

JAMES E. HUMPHREY, JR., AND WIFE, SARAH N. HUMPHREY, hereinafter called Grantee, their

(successors), heirs and assigns,

certain real estate in Davidson *County, Tennessee, as follows:*

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 16 of Block "C" on the Revised Plan of Power and Roth's Madison Park Subdivision of record in Book 843, Page 7, Register's Office for said County, described as follows:

Said Lot No. 16 fronts 60 feet on the northerly side of Emmett Avenue and runs back between lines, 194 feet, more or less, on the west line and 195-1/2 feet on the east line to a dead line and measures 50 feet thereon.

BEING the same property conveyed to George P. Grogan, Jr., and wife, by deed from Barry L. Jostandt, et ux, as of record in Book 4657, Page 760, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.

In witness whereof, the Grantor has hereunto set his hand on this, the 16 day of January, 19 75

George P. Grogan Jr.
(GEORGE P. GROGAN, JR.)

Brenda Brawner Grogan
(BRENDA BRAWNER GROGAN)

STATE OF TENNESSEE }
COUNTY OF Sumner

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Personally appeared before me, Paulette P. Oldham, *a Notary Public in and for said County and State,* George P. Grogan, Jr. & Brenda Grogan

the within named 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 Hendersonville *Tennessee, this* 16 *day of* January, *19*75.

Paulette P. Oldham *Notary Public*

Commission expires 1-22-75

STATE OF TENNESSEE }
COUNTY OF }

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 .....

STATE OF TENNESSEE }
COUNTY OF Sumner }

Subscribed and sworn to before me, this the 16 day of January 19 75

My commission expires: 1-22-75
(Affix Seal)

The actual consideration or value whichever is greater, for this transfer is $ 9,000.00

Affiant

Paulette P. Oldham
Notary Public

JAN 21 75 CONV +9,000.00
JAN 21 75 S'TAX A* 23.40
JAN 21 75 PR'FEE A* .50
JAN 21 75 W'DEED A* 4.00 * 27.90

WARRANTY DEED

FROM

GEORGE P. GROGAN, JR.,

TO

JAMES E. HUMPHREY, JR., ETUX

C 8 4 9 0 2

IDENTIF. REFERENCE

JAN 21 8 29 AM '75

FELIX A. WILLIAMS REGISTER
DAVIDSON COUNTY, TENN.

This instrument prepared by:
CARL H. OLDHAM
Attorney at Law
108 Saunders Ferry Road
Hendersonville, Tennessee
824-0989