BOOK 4949 PAGE 221

WARRANTY DEED

Prepared by:
James R. Everett, Jr., Atty.
1303 Gallatin Road, North
Madison, Tennessee 37115

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES R. McKINNEY, ET UX (NAME)	SAME (NAME)	Map 42-7
407 Nesbitt Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. [redacted]-109
Madison, Tennessee 37115 (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 considerations, including the assumption of an indebtedness of record in Book 4455, page 780, Register's Office for Davidson County, Tennessee, payable to First Federal Savings & Loan of Lebanon,

WE, JEFFERSON C. PENNINGTON AND WIFE, BEVERLY B. PENNINGTON, hereinafter called the GRANTORS,

have this day bargained and sold, and do hereby transfer and convey unto the said JAMES R. McKINNEY AND WIFE, DOROTHY S. McKINNEY, hereinafter called the GRANTEES, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lots Nos. 72 and 73 on the Plan of Sec. II, Madison Meade, as of record in Book 3700, page 107, Register's Office for said County.

Said Lot No. 72 fronts 190.16 feet on the southeasterly side of Nesbitt Lane, and extends back 284.23 feet on the southwesterly line and 263.6 feet on the northeasterly line, to a dead line in the rear on which it measures 126.04 feet.

Said Lot No. 73 fronts 240.42 feet on the southeasterly side of Nesbitt Lane, and extends back 263.8 feet on the southwesterly line and 172.04 feet on the easterly line to a dead line in the rear on which it measures 158 feet.

Being the same property conveyed to Jefferson C. Pennington and wife, Beverly B. Pennington, by deed from William W. Gray and wife, Mamie Gray, of record in Book 4215, page 12, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer, is $ 150,000 00

Subscribed and sworn to before me, this the 5 day of September 19 75

Affiant James R. McK

My commission expires: May 17, 1977 (Affix Seal)

Notary Public Hubert L Baker

Unimproved ( )
This is improved XX property, known as 407 (House Number) Nesbitt Lane, (Street) Madison (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 GRANTEES, their (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.

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

Witness our hand s this 5 day of September, 19 75, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jefferson C. Pennington

Beverly B. Pennington

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* JEFFERSON C. PENNINGTON and wife, BEVERLY B. PENNINGTON

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 MADISON *Tennessee, this* 5 *day of* September, *19*75.

Hubert L. Baker *Notary Public*

Commission expires May 17, 1977

HUBERT L. BAKER NOTARY PUBLIC DAVIDSON CO.

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 .....

WARRANTY DEED

FROM

JEFFERSON C. PENNINGTON, ET UX

TO

JAMES R. McKINNEY, ET UX,

DOROTHY S. McKINNEY

SEP-9 75	CONV	90,000.00			
SEP-9 75	CONV	60,000.00			
SEP-9 75	S'TAX		A*	390.00	
SEP-9 75	PR'FEE		A*	.50	
SEP-9 75	W'DEED		A*	4.00	* 394.50

D 14773

IDENTIF. REFERENCE

SEP 9 10 21 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS