ln

Jim Henderson
313 Hickory St.
Madisonville, Tenn

Send Tax Bills To: Jim Henderson
313 [illegible]
mail
Zip: 37354

43-13
335

BOOK 5039 PAGE 893

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHT THOUSAND ($8,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, WE, ELISABETH CALLENDER CHENAULT, CHARLES CORNELIUS CHENAULT, JR., EWING CALLENDER CHENAULT, AND PAULINE BRADLEY CHENAULT, have this day bargained and sold and by these presents do hereby transfer and convey unto JIM HENDERSON AND WIFE, EDNA HENDERSON, as tenants by the entirety, their heirs and assigns, the following described lot or parcel of land situated in Davidson County, Tennessee, as follows:

BEING Lot No. 15 of BLOCK "E" on the Map of CRITTENDEN ESTATES of record in Book 974, Page 69, in the Register's Office for said County.

Said Lot No. 15 fronts 50 feet on the north side of Oak Street and runs back between lines 128.3 feet on the west line and 127.7 feet on the east line to a dead line in the rear on which it measures 50 feet.

BEING the same land conveyed by Ivory Gene McCullough and wife, Elba K. McCullough to Neil Chenault by deed dated October 12, 1959, and of record in Book 2965, Page 13, in the Register's Office of Davidson County, Tennessee.

The said NEIL CHENAULT died intestate in Davidson County, Tennessee, on June 15, 1962, and left surviving him, his wife, ELISABETH CALLENDER CHENAULT, and three children, namely: PAULINE BRADLEY CHENAULT, CHARLES CORNELIUS CHENAULT, JR. AND EWING CALLENDER CHENAULT.

By Deed dated June 20, 1962, and of record in Deed Book 3436, Page 182, in the Register's Office

This instrument was prepared by
HARSH, KELLY & HARSH
Gallatin Tennessee

of Davidson County, Tennessee, Charles Cornelius Chenault, Jr. and Ewing Callender Chenault, conveyed to Mrs. Elisabeth Callender Chenault a life estate in their two-thirds undivided interest in the above described lot.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all of the improvements thereon and the appurtenances thereunto belonging, unto the said JIM HENDERSON AND WIFE, EDNA HENDERSON, as tenants by the entirety, their heirs and assigns, in fee simple forever.

WE COVENANT with said GRANTEES that we are lawfully seized and possessed of said lot or parcel of land, that we have a good right to convey the same, and that the same is unencumbered, EXCEPT for 1976 real estate taxes, which are to be pro-rated and payment made by the said JIM HENDERSON and applicable Zoning and Building Regulations.

WE FURTHER COVENANT with said GRANTEES and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land unto the said JIM HENDERSON AND WIFE, EDNA HENDERSON, as tenants by the entirety, their heirs and assigns, against the lawful claims of all persons whomsoever, EXCEPT as hereinabove set forth.

GRANTEES will be given full possession of said premises upon delivery of this deed.

WITNESS our hands this 11th day of June, 1976.

Elisabeth Callender Chenault
Elisabeth Callender Chenault

Charles Cornelius Chenault, Jr.
Charles Cornelius Chenault, Jr.

Ewing Callender Chenault
Ewing Callender Chenault

Pauline Bradley Chenault
Pauline Bradley Chenault

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BOOK 5039 PAGE 895

T
IDENTIF. REFERENCE

JUN 28 3 47 PM '76

FE... REGISTER
DAVIDSON ... TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ELISABETH CALLENDER CHENAULT, CHARLES CORNELIUS CHENAULT, JR., AND PAULINE BRADLEY CHENAULT, three of the bargainors, 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 ~~Gallatin~~ Hendersonville Tennessee, this 21st day of June, 1976.

R O Parrish

NOTARY PUBLIC AT LARGE FOR STATE OF TENNESSEE

R. PARRISH NOTARY PUBLIC AT LARGE TENNESSEE ROSC • STATE

My commissinn expires: 10-27-79

STATE OF Tennessee JUN 28 CONV *8,000.00
COUNTY OF Shelby JUN 28 TAX B* 20.80
JUN 28 REC FEE B* 50

PERSONALLY appeared beforeme, the undersigned, a Notary Public in and for said County and State, the within named EWING CALLENDER CHENAULT, one of the bargainors, 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 Memphis, Tennessee, this 11th day of June, 1976.

Margaret O Glasson

NOTARY PUBLIC

NOTARY PUBLIC MARGARET O. GLASSON SHELBY COUNTY, TENN.

My commission expires: 7-10-79

OATH

STATE OF TENNESSEE
SUMNER COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 8,000.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Jim Henderson

Jim Henderson

Subscribed and sworn to before me, this the 22 day of June, 1976.

Nathan D. Hazel

NOTARY PUBLIC

My commission expires: Dec 9 1979