BOOK 5059 PAGE 724

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES M. MITCHELL, ET UX (NAME)	Same (NAME)	Map 43-13
416 Elm Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 383
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 3962, page 3, Register's Office for Davidson County, Tennessee,

I, KAREN D. JARMAN, a single woman, hereinafter called the GRANTOR, *have this day bargained and sold, and do hereby transfer and convey unto the said* JAMES M. MITCHELL and wife, BRENDA L. MITCHELL, hereinafter called the GRANTEES, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee being the westerly 50 feet of the northerly 225 feet of Lot No. 41 of Block "I" on the Plan of Forest Park Subdivision at Madison, Tennessee as of record in Book 843, page 44, Register's Office for said County.

Said part of said Lot No. 41 fronts 50 feet on the southerly side of Elm Street and runs back between parallel lines 225 feet to a dead line.

Being the same property conveyed to Billy Wayne Jarman and wife, Karen D. Jarman, by deed from Philip N. Brownstein, Federal Housing Commissioner, of record in Book 3962, page 312, Register's Office for said County, and being reconveyed to Karen D. Jarman by divorce decree of record in Minute Book 18 C, page 2297, Circuit Court Clerk's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 11,000.00

Subscribed and sworn to before me, this the 20th day of August 19 76

Affiant

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

Notary Public

This is improved ( ) unimproved (X) property, known as 416 Elm Street (House Number) (Street) Madison, Tenn. 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.* 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* GRANTEES, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 20 *day of* August, 19 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Karen D. Jarman

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

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN D. JARMAN, a single woman

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

Witness my hand and official seal at Madison, Tennessee, this 20 day of August, 1976.

Hubert L Baker
Notary Public

Commission expires MAY 17, 1977

BAKER • REAL ESTATE NOTARY PUBLIC DAVIDSON COUNTY

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.....

AUG23'76	CONV	11,000.00			
AUG23'76	S'TAX		B*	28.60	
AUG23'76	PR'FEE		B*	.50	
AUG23'76	W'DEED		B*	4.00	* 33.10

WARRANTY DEED

FROM
KAREN D. JARMAN
TO
JAMES M. MITCHELL et ux,
BRENDA L. MITCHELL

D 6 4 2 7 6

IDENTIF. REFERENCE

AUG 23 9 34 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238