This instrument prepared by: Homer R. Ayers, Attorney at Law,
223 Madison Street, Madison, Tennessee 37115

WARRANTY DEED

BOOK 5072 PAGE 265

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
JAMES T. EVENSON, ET UX (NAME)	SAME (NAME)	
539 Neeley's Bend Road (STREET ADDRESS OR ROUTE NUMBER)	316 Elm Street (STREET ADDRESS)	
Madison, Tennessee 37115 (CITY) (P. O. ZONE) (STATE)	Madison, Tennessee 37115 (CITY) (ZONE) (STATE)	11 D 42700

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------
----------($10.00)---------- Dollars,

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

JERRY WAYNE MADDRON, single, hereinafter referred to as Grantor,

have this day bargained and sold, and do hereby transfer and convey unto the said JAMES T. EVENSON AND WIFE, HELEN F. EVENSON, hereinafter referred to as Grantees, their

(successors), heirs and assigns,

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

Land in the 11th Civil District of Davidson County, Tennessee, and being a portion of the whole parcel of Lot 25 on the Plan of the Subdivision of B. H. and Margaret Franklin's six acre tract as of record in Book 843, page 78, Register's Office for Davidson County, Tennessee, and described according to a survey made by Harvey Gee on October 1, 1958, as follows:

Beginning at an iron pin in the northerly margin of Neeley's Bend Road, being the southeasterly corner of this tract, running thence with the northerly margin of Neeley's Bend Road, North 79 deg. 20' West 65 feet to a point; thence North 15 deg. 30' East 141.7 feet to an iron pin; thence North 53 deg. 30' East 100 feet to an iron pin; thence South 51 deg. 58' East 54 feet to an iron pin; thence South 29 deg. 9' West 200 feet to the point of beginning.

Being the same property conveyed to Jerry Wayne Maddron by deed from Third National Bank of Nashville of record in Book 5034, page 59, 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 $10,000

Subscribed and sworn to before me, this the 15 day of September 19 76.

Affiant

My commission expires: 5-5-1978 (Affix Seal)

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC SEALS LARGE

This is unimproved ( ) improved (XX) property, known as 539 Neeley's Bend Road, Madison, Tennessee 37115
(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 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, except as appears of record.

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 18th day of September, 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.

Jerry Wayne Maddron

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERRY WAYNE MADDRON, single

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 Tenn. this 18 day of September, 19 76.

Commission expires 5-8-1978

Billy Joe Seal
Notary Public

BILLY JOE SEALS ★ NOTARY PUBLIC ★ STATE OF TENNESSEE

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

JERRY WAYNE MADDRON, single

TO

JAMES T. EVENSON, ET UX

SEP 27 76 CONV 10,000.00
SEP 27 76 S'TAX B★ 26.00
SEP 27 76 TR'FEE B★ .50
SEP 27 76 W'DEED B★ 4.00 ★ 30.50

D 69801

TITLE REFERENCE

SEP 27 10 19 AM '76

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115