BOOK 5092 PAGE 29

Prepared by: King & Ballow
24th Floor
First American Center
Nashville, TN 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael E. Jennings	Michael E. Jennings	
(NAME) Rt. 1, McKaig Road	(NAME) Rt. 1, McKaig Road	51-2
(STREET ADDRESS OR ROUTE NUMBER) Murfreesboro, TN 37130	(STREET ADDRESS) Murfreesboro, TN 37130	15 pw
(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 and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Vance Overton and wife, Minnie M. Overton,

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

Michael E. Jennings, unmarried, his

(successors), heirs and assigns,

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

LAND in Davidson County, Tennessee, being parts of Lots Nos. 1 and 2 on the unrecorded subdivision of a lot known as the "Dower Tract" as shown on the Plan of the Phillip Walker Lands, as of record in Will Book 10, Page 111, County Court Clerk's Office for said County, being parts of Lots Nos. 1 and 2 on the map of the Slate Farm, not of record, described according to a survey made by Harvey Gee, May 7, 1959, as follows:

BEGINNING on the Westerly margin of Graycroft Road at an iron pin in the Southeast corner of the property conveyed to Charles Sidney Brown and wife, by deed from Fred A. Atkisson and wife, of record in Book 2875, Page 333, Register's Office for said County; thence with said Road South 2 degrees, 23' West 145 feet to an iron pin, 325 feet North of Chadwell Drive; thence North 86 degrees West 373 feet to an iron pin 325 feet North of said Chadwell Drive; thence with a fence North 2 degrees 37' East 145 feet to an iron pin; thence with Brown's Southerly line South 86 degrees East 372.4 feet to the beginning.

BEING the same property conveyed to Vance Overton and wife, Minnie M. Overton, by deed from M. P. Rice and wife, of record in Book 2923, Page 467, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 48000 00

Subscribed and sworn to before me, this the 29 day of November 19 76

Affiant: Michael E Jennings

My commission expires: March 6, 1977
(Affix Seal)

Notary Public: Thomas M Moore

This is unimproved ( ) improved (X) property, known as 214 Graycroft Ave. South, Madison, TN.
(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

Michael E. Jennings, his

(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* Grantee, his

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* S *this* 29 *day of* November, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Vance Overton
VANCE OVERTON

X Minnie M. Overton
MINNIE M. OVERTON

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Sumner }

Personally appeared before me, Thomas M. Moore, a Notary Public in and for said County and State, Vance Overton and wife, Minnie M. Overton,

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 Hendersonville Tennessee, this 29 day of November 19 76.

Thomas M. Moore Notary Public

Commission expires March 6, 1977

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

VANCE OVERTON, ET UX

TO

MICHAEL E. JENNINGS, UNMARRIED

PLEASE RETURN TO:

TOM MOORE, REALTORS
394 W. Main Street
Hendersonville, TN 37075

D 79002

IDENTIF. REFERENCE

Nov 30 11 04 AM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

NOV30 76	CONV	48,000.00			
NOV30 76 S'TAX			B*	124.80	
NOV30 76 PR'FEE			B*	.50	
NOV30 76	W'DEED		B*	4.00	* 129.30