MAP GROUP CONT. MAP PARCEL

Send Tax Bills To: Map No. 52-9 Parcel No. 91

Fidelity Federal
PO Box 2588
Nashville Tenn 37219

This Instrument Prepared By,
ARTHUR E. McCLELLAN
ATTORNEY AT LAW
115 PUBLIC SQUARE
GALLATIN, TENNESSEE 37066

ENTERED

NOV 29 19

BOOK 5033 PAGE 846

THOMAS C. MARLIN
TAX ASSESSOR

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, we, GEORGE W. TAYLOR, and wife, OPAL TAYLOR, have bargained and sold and by these presents do hereby transfer and convey unto KEMP H. DENNING, JR. and wife, JESSIE LOUISE DENNING, their heirs and assigns forever, the following described property to-wit:

LAND in Davidson County, Tennessee being the westernly 75 feet of Lot No. 16, and the easternly 5 feet of Lot No. 15, on the Plan of Montague Park, as of record in Book 421, page 141, of the Register's Office for Davidson County, Tennessee.

SAID parts of said lots 16 and 15 front together 80 feet on the southernly side of Grapevine Avenue, and run back between parallel lines 187.5 feet more or less to a dead line.

BEING the same property conveyed to GEORGE W. TAYLOR and wife, OPAL TAYLOR, by Deed of Record in Book 4612, page 159, Register's Office of Davidson County, Tennessee from VERNON E. TURNER and wife, PEARLIE TURNER.

TO HAVE AND HOLD said tract of land, together with all the improvements thereon and all appurtenances thereunto belonging unto the said KEMP H. DENNING, JR. and wife, JESSIE LOUISE DENNING, their heirs and assigns, forever.

AND WE DO COVENANT with the said grantees that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance

NOV 26 1975 9:15 AM RECD Deed BOOK 373 PAGE
REGISTER SUMNER COUNTY, TENN.

whatsoever; EXCEPT a deed of trust dated July 24, 1973, and filed for record in the office of the Register of Deeds of Davidson County, Tennessee, in Book 4731, page 114, and note of even date thereby secured in the original principal amount of $9,000.00 payable to Fidelity Federal Savings & Loan Association, which debt the grantees herein assume and agree to pay as part payment of the purchase price.

The grantors further covenant with the said grantees, and bind themselves, their heirs and representatives, to warrant and defend the title thereto, against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 22nd day of October, 1976.

George W Taylor
GEORGE W. TAYLOR

Opal Taylor
OPAL TAYLOR

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for state and county aforesaid, GEORGE W. TAYLOR and wife, OPAL TAYLOR, with whom I am personally acquainted, and acknowledged that they executed the within and foregoing warranty deed for the purposes therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee, on this the 22nd day of October, 1976.

Notary Public State of Tennessee at Large

Evangeline Howell
NOTARY PUBLIC

My Commission Expires: 1-17-78.

Buyer: King W. Henning Jr. et ux
712 Hamilton Ave
Gallatin Tenn

BOOK 5933 PAGE 848

STATE OF TENNESSEE

COUNTY OF SUMNER

We hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $25,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me, this 22nd day of October, 1976.

NOTARY PUBLIC

My Commission Expires; 1/15/80

KIM H. DENNIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

D 7 9 8 3 6

FOR REFERENCE

Dec. 6 10 19 AM '76

DEC-6 CONV 25,000.00

DEC-6 STAX 5* 85.00

DEC-6 PRFEE 5* .50

DEC-6 ADDED 5* 6.00 * 71.50