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

BOOK 5234 PAGE 17

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
GEORGE EDWARD DENNEY, ET UX	SAME	43-13-359 & 60
(NAME)	(NAME)	
228 Elm Street		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
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,

WE, JAMES CONRAD and wife, MARJORIE B. CONRAD, hereinafter called the GRANTORS,

have this day bargained and sold, and do hereby transfer and convey unto the said GEORGE EDWARD DENNEY and wife, DIANA LYNN DENNEY, hereinafter called the GRANTEES, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 19 in Block "I" on the map of Forrest Park, of record in Book No. 843 page 44, of the Register's Office for said County.

Said Lot No. 19 fronts 50 feet on the south side of Elm Street, and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to James Conrad by deed from W. J. Mayer and wife, Amelia Mayer, of record in Book 1296, page 445, 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 $ 12,750.00

Subscribed and sworn to before me, this the 16 day of December 1977

Affiant

My commission expires: 4-25-81
(Affix Seal)

Notary Public

This is { unimproved } property, known as 228 Elm Street, Madison
{ improved }
(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. 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* GRANTEES, their

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

Witness our *hand* s *this* 16th *day of* December, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James Conrad

Marjorie B. Conrad

BOOK 5234 PAGE 18

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* JAMES CONRAD and wife, MARJORIE B. CONRAD

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 Madison *Tennessee this* 16 *day of* December, *19*77

Notary Public

Commission expires 4-25-81

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

JAMES CONRAD, ET UX

TO

GEORGE EDWARD DENNEY,

ET UX

E 42091

IDENTIF. REFERENCE

DEC 16 11 47 AM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DEC 16 77	CONV	12,750.00			
DEC 16 77 S'TAX			B*	33.02	
DEC 16 77 PR'FEE			B*	.50	
DEC 16 77	W'DEED		B*	4.00	* 37.52

Compliments of

Madison Title Company

320 Gallatin Road
MADISON, TENNESSEE 37115

Representing

Chicago Title Insurance Company
CHICAGO, ILLINOIS