BOOK 5239 PAGE 978

WARRANTY DEED

THIS INSTRUMENT PREPARED BY: FRANK M. NEWMAN, ATTY., DONELSON, TENN.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gilbert D. Hall et ux	Commerce Union Bank	Map 75-4
(NAME:)	(NAME:)	
4715 Trenton Drive	One Commerce Place	Par. 62
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, Tenn. 37076	Nashville, Tenn. 37239	4D-24865
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of $10.00

Ten and no/100 ---------- *DOLLARS*
cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, we. Russell R. Jenkins and wife, Peggy K. Jenkins,

have bargained and sold, and by these presents do transfer and convey unto the said Gilbert D. Hall and wife, Jo Ann Hall, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 324 on the Plan of Tulip Grove, Section 5, as of record in Book 4175, page 71 in the Register's Office for said County, to which plat reference is here made for a more complete description.

Said Lot No. 324 fronts 100 feet on the southerly side of Trenton Drive and extends back 106.7 feet on the easterly line and 134.6 feet on the westerly line to a broken line measuring 133.20 feet thereon.

Being the same property conveyed to Russell R. Jenkins and wife, Peggy K. Jenkins, by deed from James P. Bennett and wife, Naomi F. Bennett, as of record in Book 5176, page 382 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the lien secured by a certain deed of trust of record in Book 5176, page 384 in said Register's Office, the obligation to pay which is hereby assumed by the grantees herein.

This conveyance is made subject to restrictions of record in Book 4364, page 936 in said Register's Office and subject to any and all existing easements of record.

This is (unimproved) (improved) property, known as 4715 Trenton Drive (House Number) (Street) Hermitage, Tenn. 37076 P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Gilbert D. Hall and wife, Jo Ann Hall, their

heirs and assigns, forever.

And we *do covenant with the said* Gilbert D. Hall and wife, Jo Ann Hall,

that we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.,* except as mentioned.

And we, Russell R. Jenkins and wife, Peggy K. Jenkins,

do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Gilbert D. Hall and wife, Jo Ann Hall, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 3rd *day of* January, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duty authorized officers on said day and date.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 48,889.64

Affiant

Subscribed and sworn to before me, this the ____ day of January, 1978

Notary Public

My Commission Expires June 4, 1979 (Affix Seal)

X Russell R. Jenkins

X Mrs. Peggy K. Jenkins

BOOK 5239 PAGE 979

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Henry L. Kirk, *a Notary Public in and for said County and State,* Russell R. Jenkins and wife, Peggy K. Jenkins,

*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 Nashville *Tennessee. this* 4th *day of* Jan. *19*78

Commission expires May 30, 1980 — *Notary Public*

HENRY L. KIRK NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 contcined, 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 .....

JAN-4 78	CONV	48,889.64			
JAN-4 78	S'TAX		B*	127.14	
JAN-4 78	PR'FEE		B*	.50	
JAN-4 78	W'DEED		B*	4.00	* 131.64

WARRANTY DEED

FROM

RUSSELL R. JENKINS ET UX

TO

GILBERT B. HALL ET UX

E 44622

IDENTIF. REFERENCE

JAN 4 12 27 PM '78

FELIX Z [illegible] REGISTER
DAVIDSON COUNTY

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE