Prepared By: Barry W. Bedford
Attorney at Law
18th Floor
First American Center
Nashville, TN 37238

BOOK 5336 PAGE 828

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Forest E. Jennings et ux (NAME:)	Mercantile Mortgage Company (NAME:)	
Route 1, Marrowbone Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 14569 (STREET ADDRESS)	14D-46450
Joelton, TN 37080 (CITY) (P. O. ZONE) (STATE)	St. Louis, Missouri 63178 (CITY) (ZONE) (STATE)	14D-46475

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,

SEP 12 78	CONV	90,000.00			
SEP 12 78	S'TAX		B* 234.00		
SEP 12 78	PR'FEE		B* .50		
SEP 12 78	W'DEED		B* 6.00	*	240.50

We, M. J. Seiler and wife,

Violet M. Seiler ..... *have bargained and sold, and by these presents do transfer and convey unto the said* Forest E. Jennings and wife, Karen N. Jennings, their ..... *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT I: Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey of Hickerson and Smith Engineers Company, dated 9/29/65, as follows:

BEGINNING at a point in the center of Marrowbone Lake Road and being a point 210 feet more or less southerly from the intersection of the centerline of Marrowbone Lake Road and the centerline of Lake Louise Road; thence N 70° 00' E 44 feet to a concrete monument; thence S 45° 45' E 305 feet to a concrete monument; thence S 68° 50' E 185 feet to a concrete monument; thence N 86° 53' E 211.8 feet to a concrete monument; thence S 84° 03' E 16.1 feet to an iron pin; thence S 7° 37' W 331.9 feet to an iron pin; thence S 40° 40' E along the Easterly side of an old dirt road 114 feet to an iron pin; thence continuing along the easterly side of said dirt road S 2° 36' W 227 feet to an iron pin; thence S 9° 15' W 230 feet to an iron pin; thence S 20° 07' E 165 feet to an iron pin; thence S 10° 17' W 200 feet to an iron pin; thence S 26° 00' W 254 feet to an iron pin; thence S 50° 15' W 304 feet to the centerline of Marrowbone Lake Road; thence continuing with the centerline of Marrowbone Lake Road N 7° 32' E 565.2 feet to a nail; thence N 7° 25' W 385.2 feet to a nail; thence N 4° 30' E 236.8 feet to a nail; thence N 42° 35' W 226.9 feet to a nail; thence N 23° 03' W 597.2 feet to the point of beginning, containing 11.8 acres.

(DESCRIPTION CONTINUED)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 90,000.00

Affiant

Subscribed and sworn to before me, this the 11th day of September, 1978

Notary Public

My commission expires: 8-6-79

(Affix Seal)

TRACT II: Land in the 14th Civil District of Davidson County, Tennessee, being part of Lot No. 9 on the plan of the subdivision of the lands of the Henry Floto Estate as of record in Book 421, page 147, Register's Office for said County, described according to a survey made by Raymond P. Smith Co., Surveyors, 6/24/66, as follows:

BEGINNING at an iron pin on the Easterly line of the property conveyed to Charles E. Binkley et ux, Dorothy Mai Binkley, by deed from Clara Ray, of record in Book 3956, page 491, said Register's Office, at a point N50° 15' E 304 feet, N 26° E 254 feet, N 10° 17' E 200 feet and N 20° 07' W 6.5 feet from an iron pin in the center of Marrowbone Lake Road, the Northwest corner of the Hicks property, as shown on said survey; thence with the Northerly line of said Hicks property, S 88° E 515 feet to an iron pin on the westerly line of the State of Tennessee property; thence with said line as follows: N 5° 24' W 135.8 feet to a concrete monument, N 16° 19' W 178.9 feet to a concrete monument, N 17° 08' W 225 feet to a concrete monument, N 28° 16' W 170.5 feet to a concrete monument, N 28° 30' W 277.7 feet to a concrete monument, N 48° 59' W 103 feet to a concrete monument, and N 84° 03' W 122.4 feet to an iron pin, the Northeast corner of said Binkley property; thence with the easterly line of said Binkley property, S 7° 37' W 331.9 feet to an iron pin in the northeasterly margin of an old dirt road; thence with said dirt road and the easterly line of said Binkley property as follows: S 40° 40' E 114 feet to an iron pin, S 2° 36' W 227 feet to an iron pin, S 9° 15' W 230 feet to an iron pin and S 20° 07' E 158 1/2 feet to the beginning, containing 9.1 acres, more or less.

BEING the same property conveyed to M. J. Seiler and wife, Violet M. Seiler by deed from Charles E. Binkley and wife, Dorothy Mai Binkley of record in Book 5142, page 854, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 6190 Marrowbone Lake Rd., Joelton, TN 37080
(House Number) (Street) 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 Forest E. Jennings and wife, Karen N. Jennings *their heirs and assigns, forever.*

And we *do covenant with the said* Grantees *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.*

And we *do further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantees, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 11th *day of* September, *19* 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

× M. J. Seiler
(M. J. SEILER)
Violet M. Seiler
× (VIOLET M. SEILER)

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* M. J. Seiler and wife, Violet M. Seiler

the bargainors, 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* 11th *day of* September, *19*78.

Barry W. Bedford, *Notary Public.*

BARRY W. BEDFORD NOTARY PUBLIC

Commission Expires August 29, 1979

STATE OF
COUNTY OF

Personally appeared before me, , *a Notary Public in and for said County and State, the within named*

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at , *this* *day of* , *19* .

Notary Public.

Commission Expires .

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 .

IDENTIF. REFERENCE ↑

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

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