WARRANTY DEED

THIS INSTRUMENT PREPARED BY
SHELTON HATCHER, ATTORNEY
BOX 575
HENDERSONVILLE, TENNESSEE 37075

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,000.00

Velma C. Jeffus
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF November, 19 78

Jimmy L. Cassetty
Notary Public

MY COMMISSION EXPIRES: August 30, 1979
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Shelton Hatcher, Attorney, 919 W. Main St., Hendersonville, TN 37075
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Velma C. Jeffus (NAME)	Same (NAME)	Map 52-7
1036 Neely's Bend Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 66
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	11D-72470

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JAMES FRANKLIN LESTER, JR. and wife, JACQUELINE L. LESTER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VELMA C. JEFFUS, A Single Person,

HEREINAFTER CALLED THE GRANTEES, 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. 5 on the Map of Section IV, Madison Heights, of record in Book 2330, Page 87, Register's Office for said County.

SAID Lot No. 5 fronts 139 feet on the south side of Neely's Bend Road, and runs back between parallel lines, 320 feet to a dead line.

BEING the same property conveyed to James Franklin Lester, Jr. and wife, Jacqueline L. Lester, by Deed from Clarence M. Panter and wife, Lena H. Panter, of record in Deed Book 3702, Page 546, Register's Office for Davidson County, Tennessee.

Jim Cassetty
REALTORS
824-0100

unimproved ( )
This is improved (X) property, known as 1036 Neely's Bend Road, Madison, TN 37115
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, 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, unless otherwise herein set out; 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand S this 22nd day of November, 19 78

James Franklin Lester Jr
JAMES FRANKLIN LESTER, JR.

Jacqueline L. Lester
JACQUELINE L. LESTER

JIMMY L. CASSETTY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

JIMMY L. CASSETTY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named James Franklin Lester, Jr. et.ux. Jacqueline L. Lester,

the 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, this 22nd day of November, 1978

Commission Expires August 30, 1979 Jimmy L. Cassetty Notary Public

Jim Cassetty
REALTORS
824-0100

NOTARY PUBLIC AT LARGE TENNESSEE

STATE OF _____
_____ County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon {his oath / their several oaths} acknowledged {himself / themselves} to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that {he / they} as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____

WITNESS my hand and official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____ Notary Public

F-0217.7

IDENTIF. REFERENCE

Nov 28 2 02 PM '78

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

NOV28'78	CONV	52,000.00			
NOV28'78	S'TAX		B*	135.20	
NOV28'78	PR'FEE		B*	.50	
NOV28'78	W'DEED		B*	4.00	* 139.70

JIM CASSETTY REALTY
901 WEST MAIN
HENDERSONVILLE, TENN. 37075

WARRANTY DEED

FROM
JAMES FRANKLIN LESTER, JR.
et. ux. JACQUELINE L. LESTER

TO
VELMA C. JEFFUS

TITLE INSURED BY POLICY NUMBER:

THIS INSTRUMENT PREPARED BY
SHELTON HATCHER, ATTORNEY
Dept. Associates, Inc.
HENDERSONVILLE, TENN. 37075

JIM CASSETTY REALTY
901 WEST MAIN
HENDERSONVILLE, TENN. 37075

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York