3671 08/16 $2.50- CHECK

BOOK 5396 PAGE 241 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

James W. Comstock Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF February, 1979.

Rose Hartsfield
Notary Public

MY COMMISSION EXPIRES: 3-1-1980
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
F. M. Dennis (NAME) Rt 5 Mt. Juliet, Tenn (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Comstock Jr. (NAME)	James W. Comstock Jr. (NAME)	72-16-259
1010 J.C.Bradford Bldg. (STREET ADDRESS OR ROUTE NUMBER)	same (STREET ADDRESS)	
Nashville, Tn. 37219 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Frederick M. Dennis & wife, Mary (Hart) Dennis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James W. Comstock Jr.

HEREINAFTER CALLED THE GRANTEES, ~~THEIR~~ HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, near the City of Nashville, being Lot No. 35 on the Map of Dugger Heights, as of record in Book 1424, page 102, Register's Office for said County.

Said Lot No. 35 fronts 75 feet on the west side of Dugger Drive and runs back between lines 167.5 feet on the north line and 167.7 feet on the south line to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to Frederick M. Dennis and wife, Mary Hart Dennis by deed from J. F. Southerland and wife, Leila S. Southerland, of record in Book 3808, page 661, Register's Office for Davidson County, Tennessee.

*Unencumbered except for Deed of Trust in Book 5273, page 796, Register's Office for Davidson County Tenn.

This is unimproved ( ) improved (X) property, known as 1508 (House Number) Dugger Dr. (Street) Nashville, Tenn. (P. O. Address) (City or Town) 37206 (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 hands this 16th day of February, 1979

Frederick M. Dennis

Mary Hart Dennis

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Ray E. Parkinson, a Notary Public in and for said County and State, the within named Frederick M. Dennis & wife Mary (Hall) Dennis

the bargainor, 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 16th day of February 1929.

Commission expires 3-1-1930

Ray E. Parkinson
Notary Public

STATE OF TENNESSEE
Davidson 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 purposes 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

WARRANTY DEED

FROM
Frederick M. Dennis, et ux

TO
James W. Comstock Jr.

F. 14588

IDENTIFICATION

FEB 18 2 51 PM '29

FILED & RECORDED
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.