THIS INSTRUMENT WAS PREPARED BY Milton W. Smith, Jr., ATTORNEY AT LAW,
320 GALLATIN ROAD, MADISON, TENNESSEE. 37115

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574 06/20 147.50- CHECK

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| ERNEST B. SMALLEN, SINGLE | (same) | MAP 18-15 |
| (NAME) | (NAME) | |
| 537 MONCRIEF AVENUE | | PARCEL 12 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| GOODLETTSVILLE, TN. | | GO - 14326 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* TEN AND NO/100---------- ($10.00) ---------- *Dollars,*

Cash in hand paid by the said grantee hereinafter named, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, JOHN E. JERNIGAN and wife, JO ANN JERNIGAN, hereinafter called the grantors, *have this day bargained and sold, and do hereby transfer and convey unto the said* ERNEST B. SMALLEN, SINGLE, *the Grantee herein* his *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being a part of Lots Nos. 41 and 42 on the Map of Moncrief Subdivision of the north part of Allen Mathis Lands and being Lot No. 5 on the Division of the John R. Day Property and described as follows:

BEGINNING in the southerly margin of Moncrief Avenue, at the northwest corner of the property conveyed to D. E. Rawls and wife, of record in Book 3134, page 299; thence leaving said Avenue, South 49 deg. East 316 feet to the corner of Lots 4 and 5; thence with the line between said lots, North 65 deg. East 85 feet to the corner of Lots 3 and 5; thence with the line between said lots, North 25 deg. West 303 feet to the southerly margin of Moncrief Avenue; thence with said Avenue, South 65 deg. West 185 feet to the beginning.

Being the same property conveyed to JOHN E. JERNIGAN and wife, JO ANN JERNIGAN BY deed from KIRBY CLIFTON and wife, PAULINE CLIFTON, of record in Book 4621, page 131, Register's Office for Davidson County, Tennessee.

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This conveyance is subject to a Sewer Easement which is to be recorded.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 55,000.00

Subscribed and sworn to before me, this the 19th day of June, 19 79

Affiant Ernest B. Smallen

My commission expires: Nov 26, 1979 (Affix Seal)

Notary Public McDonald Smith Jr.

This is unimproved ( ) improved (X) property, known as 537 MONCRIEF AVENUE, GOODLETTSVILLE, TN. (House Number) (Street) P.O. Address (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee* his *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 Grantee* his *heirs and assigns, against the lawful claims of all persons.*

*Whenever 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* 19th *day of* June, 19 79 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

(John E. Jernigan)

(Jo Ann Jernigan)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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*Personally appeared before me,* the undersigned, *a Notary Public in and for said County and State,* John E. Jernigan and wife, Jo Ann Jernigan

*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* Goodlettsville, Tennessee
*this* 19th *day of* June, *19* 79

Notary Public

*Commission expires* Nov 26, 1979

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* .....

Goodlettsville, Tn. 37072

**WARRANTY DEED**

FROM

John E. Jernigan et ux

TO

Ernest B. Smallen, single

F-35420

IDENTIF. REFERENCE

JUN 20 8 57 AM '79

FELIX Z. ...ELSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
**Madison Title Company**
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

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RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MS - MISCELLANEOUS |
| MO - MORTGAGE | MR - RELEASE | ST - STATE TAX CONVEY. |
| WD - WARRANTY DEED | UC - UNIFORM COMMERCIAL CODE | ST - STATE TAX MORT. |
| TD - TRUST & DEED | | PF - PROBATE FEES |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 55000.00- CO | |
| | | | 143.00 CO TX | |
| | | | .50 PRFEE | |
| | | | 4.00 WDEED | |
| | | | CHECK | 147.50- |
| 0574A06/20/79 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 35420

IDENTIF. REFERENCE

JUN 20 8 57 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

**No.** 691471