This instrument prepared by:
James H. Hill, Atty.
320 Gallatin Rd. South
Madison, Tn. 37115

# WARRANTY DEED

BOOK 5585 PAGE 589

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| William D. Patton & James Kennedy Jennings (NAME) | Same (NAME) | |
| Same (STREET ADDRESS OR ROUTE NUMBER) | 262 N. Hickman Pike (STREET ADDRESS) | 32-3 |
| (CITY) (P. O. ZONE) (STATE) | Goodlettsville (CITY) (ZONE) (STATE) | eb |

*For and in Consideration of the sum of* - - - - - - $10.00 - - - - - - - - - - - -
- - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - *DOLLARS*

Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged,

J. H. Jennings and wife, Margaret E. Jennings, the grantors,

*have bargained and sold, and by these presents do transfer and convey unto the said* William D. Patton and James Kennedy Jennings, a partnership, *the grantees,*

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

A certain tract or parcel of land in Davidson County, State of Tennessee, as follows: Located in the 10th Civil District of said County and State, and more fully described:

BEING a part of the tract conveyed to Rube Ingram by R. J. Aita, beginning, at a beech tree the north east corner of Tract No. 2, mentioned in said deed, running thence N. 82-1/2 deg. W. 558 feet to beech tree in a hollow; thence south 35-3/4 deg. W. 494 feet to a small elm tree on a ridge; thence S. 21 deg. W. 1017 feet to a stake on a ridge; thence S. 62-1/2 deg. E. 280 feet to a stake and stone pile and pointers; the northwest corner of a 12 acre tract; thence with the north line of said tract N. 65 deg. E. 964 feet to a stake in Jack Cantrells west line; thence with said line N. 3-3/4 E. 970 feet, to the point of beginning, containing 25-1/4 acres, more or less.

The above conveyance carries with it the right to pass in and out through the remaining portion of the original property;said passway to be down the hollow by the house to the gate at the Durard property, but the owner of said property reserves the right to place such gates as may be necessary for his convenience across said passway.

BEING the same property as conveyed to Hall Jennings by deed from Rube Ingram and wife,by deed as of record in Book 596, page 600, register's office for Davidson County, Tennessee, Hall Jennings and J. H. Jennings are one and the same person.

Located in the 10th Civil District, near the Brick Church Pike:

BEGINNING at a stone the southeast corner of the tract herein described; running with Bethel Mason's line south 29-1/2 deg. west 200 feet to a

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 40000.00

Subscribed and sworn to before me, this the 12th day of April 1980

William D. Patton
Affiant

My commission expires: 10-10-(a)
(Affix Seal)

Notary Public

stone corner; thence with the south line of the original tract north 87 deg. west 823 feet to a stake; thence north 7-1/2 deg. east 395 feet to a stake and stone pile; thence with the south line of a 25-1/4 acre tract north 65 deg. east 964 feet to a stake in Cantrell's west line; thence with said line south 3-3/4 deg. west 686 feet to the beginning, containing 12 acres, more or less.

BEING the same property as conveyed to J. H. Jennings and wife, Martha Elizabeth Jennings by warranty deed from James Kennedy Jennings and wife, Carlene Jennings as of record in Book 3460, page 525, Register's Office for Davidson County, Tennessee.

The said Martha Elizabeth Jennings and Margaret E. Jennings are one and the same person.

unimproved ( )
This is improved ( ) property, known as ..... (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* grantees, and 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 and 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 *hand* s *this* 1st *day of* April, 19 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X J. H. Jennings
J. H. JENNINGS

X Margaret E. Jennings
MARGARET E. JENNINGS

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 J. H. Jennings

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

Witness my hand and official seal at Madison, Tennessee, this 1st day of April, 1980.

Dora Potts, Notary Public.

My Commission Expires October 18, 1981

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 Margaret E. Jennings

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

Witness my hand and official seal at Nashville, Tennessee, this 1st day of April, 1980.

Eleanor M. Dafley, Notary Public.

Commission Expires 10/18/1981

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.....

# WARRANTY DEED

FROM
J. H. Jennings et ux,
Margaret E. Jennings

TO

William D. Patton and

James Kennedy Jennings

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

RELEASED

BOOK 5585 PAGE 592

IDENTIFICATION REFERENCE
APR 1 3 55 PM '80
REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

F 8 3 1 1 2

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

BOOK 5585 PAGE 593

RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

60[illegible].00- CO
15.60 CO TX
.50 PRFEE
12.00 MDEED
.40 MISC.
CHECK 28.50-
1065A04/01/80 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

F 8 3 1 1 2

IDENTIF. REFERENCE

APR 1 3 55 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

**No. 750086**