THIS INSTRUMENT PREPARED BY
ROBERT L. DOZIER, ATTORNEY AT LAW
18th FLOOR THIRD NATIONAL BANK
NASHVILLE, TENN. 37219

MAIL

BOOK 5660 PAGE 743

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JERRY L. CALVERT ET UX	SAME	Pt. of Map 174
(NAME)	(NAME)	
Rt. 8, Box 212-B		Par 14
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Clarksville, TN. 37040		
(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 and other good and valid consideration, the receipt of which is hereby acknowledged, including the assumption by Jerry L. Calvert and wife, Janie Robin Calvert, of the balance remaining on a vendor's lien note, in the original amount of $10,500.00, plus interest, payable to the order of Lillian Culbertson Brent and payable as set out in said note and secured by a vendor's lien in the installment deed of record in Book 5629, page 549, Register's Office for Davidson County, Tennessee, which is also assumed by the Grantees.

We, Edwin C. Tenpenny and wife, Lois Tenpenny

have this day bargained and sold, and do hereby transfer and convey unto the said Jerry L. Calvert and wife, Janie Robin Calvert

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 5th Civil District of Davidson County, Tennessee, shown as Tract No. 2, on a survey by J. Bruce Rainey, Surveyor No. 823, dated April 23, 1980 (also June 9, 1980) of a portion of the lands of Minna Ethel Culbertson composed of Lots Nos. 1, 2 and 3, containing 26-1/4 acres each, in the North Division of the lands of Stephen H. Ham, a plan of which is recorded in Minute Book X, page 284, of the Circuit Court for said County, 13 acres of Lot No. 2 in the South Division of the lands of Stephen H. Ham, recorded in Minute Book X, page 284, of the Circuit Court for said County, and 22 acres and 46 poles of the Samuel Kimbro tract of land, and described according to said survey as follows;

Beginning at an iron pin on the easterly margin of Preston Road (25 feet East of the centerline), said point of beginning also being 824.33 feet South of the intersection of the margins of said Preston Road and Old Franklin Road; thence leaving the margin of said Preston Road and severing the Culbertson property South 82° 39' 18" East 1275.97 feet to an iron pin in the original easterly line of the said Culbertson land; thence with the said original line South 04° 57' 03" West 180.00 feet to an iron pin; thence severing the Culbertson property, North 82° 39' 15" West 1275.56 feet to an iron pin on the easterly margin of the aforesaid Preston Road; thence with the margin of said road North 04° 49' 05" East 180.00 feet to the point of beginning, containing 5.27 acres, more or less.

Being the same property conveyed to Edwin C. Tenpenny and wife, Lois Tenpenny**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10,500.00

Subscribed and sworn to before me, this the 3rd day of October 19 80

My commission expires: 7/21/84 (Affix Seal)

Affiant Jerry L Calvert

Notary Public Robert L. Dozier

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved ( ) property, known as ..... (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 Grantees their (successors), heirs and assigns forever. And 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, except by said instalment deed and 1980 taxes which are covered by a separate agreement.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), 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 3rd *day of* October, *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.*

**by deed from Lillian Culbertson Brent and husband, James M. Brent of record in Book 5629, page 549, Register's Office for Davidson County, Tennessee.

Edwin C Tenpenny

Lois Tenpenny

BOOK 5660 PAGE 744

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Robert L. Dozier, *a Notary Public in and for said County and State,* Edwin C. Tenpenny and wife, Lois Tenpenny

*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 Nashville, Tennessee
this 3rd *day of* October, *19*80

ROBERT L. DOZIER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Robert L. Dozier
Notary Public

Commission expires 7/21/84

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 .....

6598 10/06 '56.42- CHECK

WARRANTY DEED

FROM
EDWIN C. TENPENNY ET UX

TO
JERRY L. CALVERT ET UX

G.I.1-229

IDENTIF. REFERENCE

OCT 6 12 36 PM '80

FELIX Z. NILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5660 PAGE 745

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

19200.00- CO
49.92 CO TX
.50 PRFEE
6.00 WDEED
CHECK 56.42-
6598A10/06/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 1. 1. 2 2 9

IDENTIF. REFERENCE

OCT 6 12 36 PM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 784313