BOOK PAGE

FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 49,900.00

Carolyn Jean Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
24th DAY OF August 19 89

Notary Public

MY COMMISSION EXPIRES: 5-8-91
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
EDWARD SEDDON, ATTORNEY AT LAW

25 Century Blvd. - Suite 405, Nashville, TN 37214 111 West College Street, Murfreesboro, TN 37130 719 N. Second Street, Clarksville, TN 37040

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James R. Dennis, II (NAME) | Bailey Mortgage Company (NAME) | MAP 72-9 |
| 943 Fairwin Avenue (ADDRESS) | 200 South Lamar (ADDRESS) | PARCEL 260 |
| Nashville, TN 37216 (CITY) (STATE) (ZIP) | Jackson, Mississippi 39201 (CITY) (STATE) (ZIP) | 15DA-03010 |

FOR AND 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, Helene G. Hicks, widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Dennis, II and Carolyn Jean Perry, both unmarried , Joint Tenancy with Right of Survivorship

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. 22 on the Map of the Eskridge Subdivision of part of the W. B. Franklin property, as of record in Book 547, page 52, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Landon C. Hicks and wife, Helene G. Hicks by deed from Samuel William McMahon and wife, Robbie Munn McMahon of record in Book 2044, page 485, Register's Office for Davidson County, Tennessee. Landon C. Hicks now being deceased.

This conveyance is subject to any and all existings easements and restrictions of record.

6238.8.

IDENTIFI REFERENCE

AUG 31 9 57 AM '89

DAVIDSON COUNTY, TN

unimproved ( )
s is improved ( X ) property, known as 943 Fairwin Avenue, Nashville, TN 37216
(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 my hand this 24th day of August, 19 89

Helene G. Hicks

Helene G. Hicks

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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 Helene G. Hicks, widow

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of August, 19 97.

Commission expires 5-8-97

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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**

Helene G. Hicks

**TO**

James R. Dennis, II and Carolyn Jean Perry

**RETURN TO:**

**CUMBERLAND TITLE COMPANY**

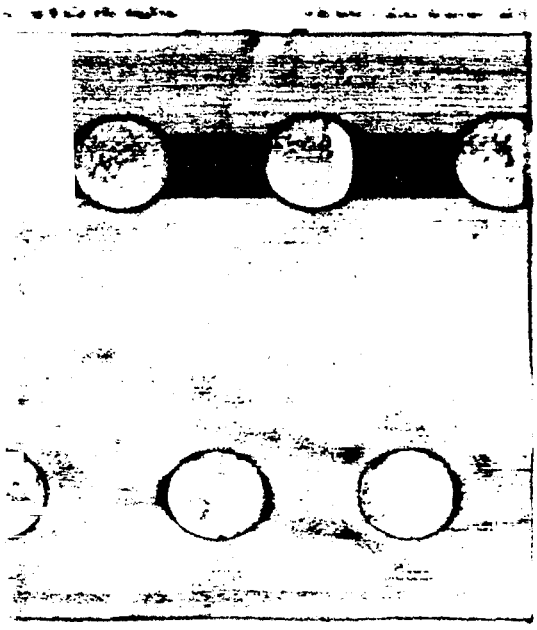
☒ 25 Century Blvd. - Suite 405
Nashville, Tennessee 37214

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 719 N. Second Street
Clarksville, Tennessee 37040

**EDWARD SEDDON**
ATTORNEY - AT - LAW

1177 08/31 0401 CHECK 171.67



**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

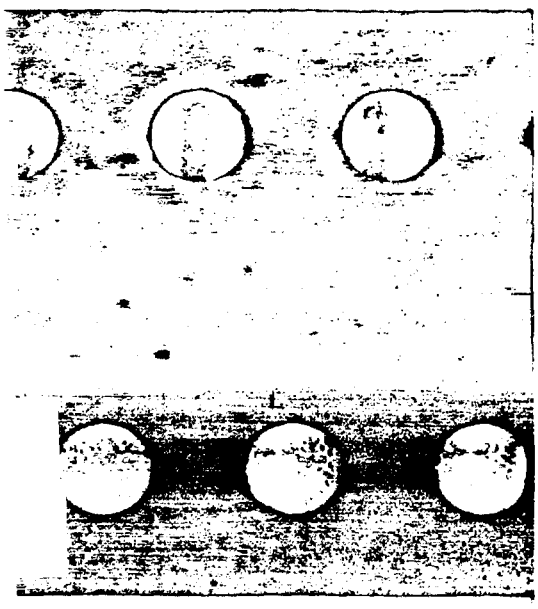
RECEIVED OF _____

FOR _____

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

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



CAMT 49900.00
CON TX 164.67
PRFEE 1.00
RECD 6.00
TOTAL 171.67
CHECK 171.67

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/31/89 01 09:58 0001 1177

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

AUG 31 9 57 AM '89

IDENTIFICATION REFERENCE

6 2 3 8 6.

No. 244373