File Box 24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 8883 PAGE 396

ADDRESS NEW OWNER:
Melinda A. Arthur
214 South Graycroft Avenue
Madison, TN 37115

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
NATIONAL MORTGAGE COMPANY
4041 Knight Arnold Road
Memphis, TN 38118

MAP AND PARCEL:
MAP 51-2
PARCEL 15
11D-18755

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Dr. J. K. Twilla, Executor of the Estate of Samuel E. Jennings; Dr. J. K. Twilla, Trustee for the Estate of Samuel E. Jennings, and Nina E. Jennings, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Melinda A. Arthur, unmarried , 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 parts of Lots Nos. 1 and 2 on the unrecorded subdivision of a lot known as the "Dower Tract" on the Plan of the Phillip Walker Lands (Will Book 10, Page 111, Register's Office, Davidson County, Tennessee), being parts of Lots Nos. 1 and 2 on the Map of the Salte Farm, not of record, described according to a survey made by Harvey Gee on May 7, 1959, property being described in Book 7627, page 511, Register's Office, Davidson County, Tennessee; and further described according to a mortgage loan inspection made by John Kohl & Company, P.C., License #100, 400 7th Ave. So., Nashville, TN 37203, dated January 20, 1993, as follows:

BEGINNING at a point in the westerly margin of South Graycroft Avenue, being the southeast corner of the herein described tract, said point being 325 feet north of Chadwell Drive; thence N 86 deg. W, 373 feet to a point; thence N 2 deg. 37 min. E, 145 feet to a point; thence S 86 deg. E, 372.4 feet to a point in the westerly margin of South Graycroft Avenue; thence along said margin S 2 deg. 23 min. W, 145 feet to the point of beginning.

Being the same property conveyed to Sam E. Jennings , by deed from Michael E. Jennings and wife, Sue Thomas Jennings of record in Book 5932, Page 964, Register's Office for Davidson County, Tennessee. The said Sam E. Jennings is now deceased as evidenced by Will in Will Book 178, Page 635, in the Probate Court of Davidson County, Tennessee. Sam E. Jennings and Samuel E. Jennings is one in the same person. Nina E. Jennings herein joins to convey her life estate as retained by deed of record in Book 7627, Page 511, said Register's Office.

The executor joins herein for the purpose of warranting to the Grantee that he shall defend this estate for all taxes and debts whatsoever.

This is the same description as in previous deed of record.

This conveyance is subject to a Sanitary Sewers and/or Storm Drainge easement of record

in Book 8217, Page 335, said Register's Office. BOOK 8883 PAGE 397

This is improved property known as 214 South Graycroft Avenue, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Melinda A. Arthur, unmarried, their heirs and assigns, forever; and we, Dr. J. K. Twilla, Executor of the Estate of Samuel E. Jennings; Dr. J. K. Twilla, Trustee of the Estate of Samuel E. Jennings and Nina E. Jennings 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 12th day of February, 1993.

Dr. J. K. Twilla, Executor

Dr. J. K. Twilla, Trustee

Nina E. Jennings

BK 88

OFF REC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the und
and State, the within named Dr. J. K. Twilla, E
E. Jennings the bargainors, with whom I am pe
basis of satisfactory evidence), and who ac
Warranty Deed for the purposes therein conta
Nashville, Tennessee, this the 5th day o

NOT

My Commission Expires: 3-26-94

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me, the unde
and State, the within named Nina E. Jennings
acquainted (or proved to me on the basis of sa
that she executed the within instrument for th
hand and official seal at Nashville, Tenn
1993.

NOT

My Commission Expires: Notary Public, Davidson
My Commission Expires Sep

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is

AFFI

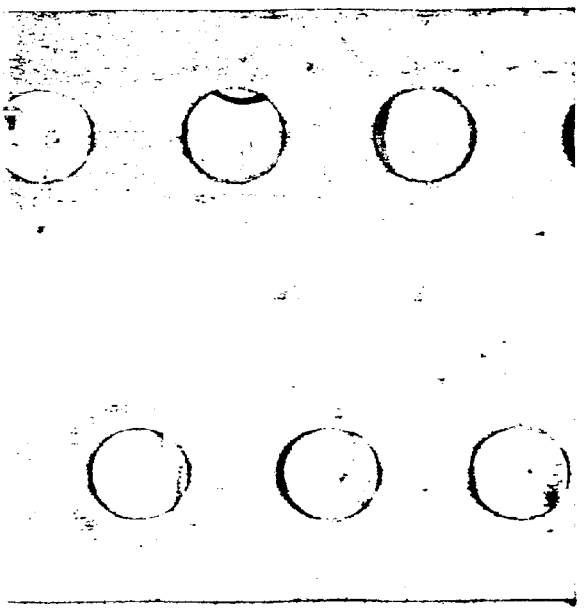
Subscribed and sworn to before me this 5th

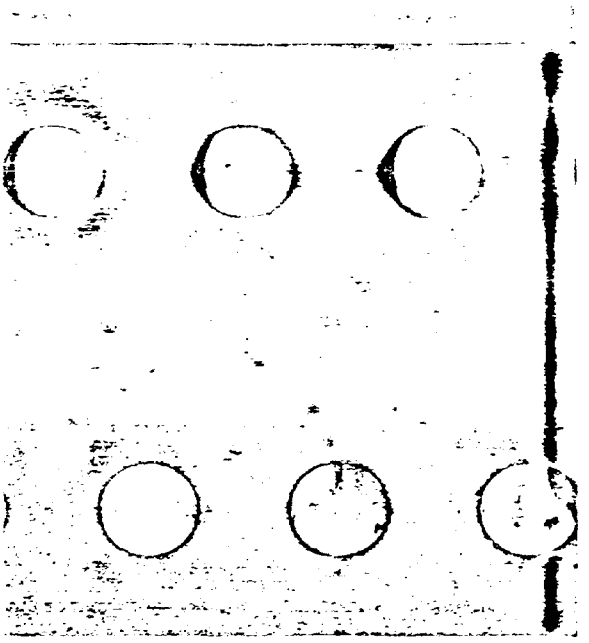
NO
My

98688

RECEIVED FOR REFERENCE
MAR 9 10 37 AM '93
DAVIDSON COUNTY, TN

PG 3





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8883 PAGE 399

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

CONSIDERATION	85000.00
CON TX	314.50
PRFEE	1.00
WDEED	12.00
TOTAL	327.50
CHECK	327.50

03/09/93 01 10:36 0001 0630

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98688

TENNESSEE REFERENCE

MAR 9 10 37 AM '93

DAVIDSON COUNTY, TN

No. 628183