WARRANTY DEED

10295 892

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 199,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
13th DAY December 19 96

NOTARY PUBLIC
Notary Public
MY COMMISSION EXPIRES 1/22/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CHARLES HILL BEATY BPR#2282, 5550 FRANKLIN ROAD, SUITE 102, NASHVILLE, TN 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: same	MAP-PARCEL NUMBERS
CLAUDE D. JENNINGS	~~FIRST BANK & TRUST~~	MAP 172-08-A
(NAME)	(NAME)	
1512 POINTER COURT	~~1691 NORTH MT. JULIET ROAD~~	PARCEL 154.00 CO
(ADDRESS)	(ADDRESS)	
ANTIOCH, TENNESSEE 37013	~~MT. JULIET, TN 37122~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, RONALD R. YARNELL AND WIFE, CAROL J. YARNELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLAUDE D. JENNINGS AND WIFE, JEWELL B. JENNINGS

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:

Land in Davidson County, Tennessee, being Lot No. 154 on the Plan of Hunters Branch, Section I of record in Plat Book 6250, page 513, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Ronald R. Yarnell and wife, Carol J. Yarnell by deed from Philhall Corp. of record in Book 6794, page 622, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

7455 12/19 0101 03CHECK 414.15

This is (unimproved ( ) improved (X)) property, known as 1512 POINTER COURT, ANTIOCH, TENNESSEE 37013
(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 our hand S this 13th day of December 19 96

Ronald R. Yarnell
RONALD R. YARNELL

Carol J. Yarnell
CAROL J. YARNELL

10295:893

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 RONALD R. YARNELL AND WIFE, CAROL J. YARNELL

the bargainor S with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 13th day of December, 19 96.

Commission expires 1-17-99

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

025742O
IDENTIF. # REFERENCE
96 DEC 19 AM 11:38
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10295 PG 894

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
			CAMT	
				109500.00
			CON TX	405.15
			PRFEE	1.00
			WDEED	8.00
			TOTAL	414.15
			CHECK	414.15
12/19/96	01		11:38 0001	7455

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0257420

IDENTIF. & REFERENCE

96 DEC 19 A11:38

[illegible] REGISTER

DAVIDSON COUNTY, TN.

No. 1100043