BOOK 11370 PG. 754

WARRANTY DEED

FROM: NEAL L. JENNINGS AND CAROLYN J. GREEN, CO-EXECUTORS OF THE ESTATE OF SAMMIE GRIGG JENNINGS, DECEASED

TO: HARRY A. GREEN AND WIFE, CAROLYN J. GREEN

ADDRESS NEW OWNERS AND SEND TAX NOTICES TO:
Harry A. Green and wife, Carolyn J. Green
2575 Cedar Springs Drive
Nashville, TN 37217

PROPERTY ADDRESS:
2575 Cedar Springs Drive
Nashville, TN 37217

MAP: 149-4

PARCELS: 162, 249, and 250

FILED FOR RECORD
99 MAR -5 PM 1:55
REGISTER
DAVIDSON COUNTY, TN.
MAIL TAX
055717 5
BOOK & REFERENCE

RECITALS

1. Sammie Grigg Jennings, also known as Mrs. H. W. Jennings, died in Davidson County, Tennessee, on the 7th day of September, 1998, predeceased by her husband, Horton Wilson Jennings, who died in Davidson County, Tennessee, on the 19th day of May, 1979.

2. The estate of the said Sammie Grigg Jennings is currently under administration in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee under Docket No. 98P-1474. By Order of the said Court entered on the 19th day of February, 1999, of record in Minute Book 439, page 366, Office of the Probate Clerk for Davidson County, Tennessee, a certified copy of which is being recorded in the Office of the Register for Davidson County, Tennessee, contemporaneously with the recording of this Deed, the Co-Executors of the Estate of Sammie Grigg Jennings were authorized to execute this Warranty Deed to the purchasers.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

TRANSFER OF TITLE

In consideration of the foregoing Recitals and the payment of the sum of $102,000.00 cash, the receipt of which is hereby acknowledged, we, Neal L. Jennings and Carolyn J. Green, Co-Executors of the Estate of Sammie Grigg Jennings, Deceased, have bargained and sold, and by these presents do transfer and convey unto Harry A. Green and wife, Carolyn J. Green, their heirs and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

TRACT NO. 1

Being Lot No. 484 on the Map of Edge-O-Lake Estates, Section 7, as of record in Book 3700, page 79, Register's Office for Davidson County, Tennessee.

Said Lot No. 484 fronts 80 feet on the southerly side of Cedar Springs Drive and runs back between lines, 152.17 feet on the easterly side and 157.79 feet on the westerly side to a broken line at the rear on which it measures 102.36 feet thereon.

Being the same property conveyed to Horton Wilson Jennings and wife, Sammie Grigg Jennings, by Warranty Deed of record in Book 4196, page 331, Office of the Register for Davidson County, Tennessee, the said Horton Wilson Jennings having died in Davidson County, Tennessee, on the 19th day of May, 1979, survived by Sammie Grigg Jennings, who died in Davidson County, Tennessee, on the 7th day of September, 1998.

TRACT NO. 2

BEING a portion of Parcel "A", Edge-O-Lake Subdivision, Section 7, Book 3700, Page 79; Map 149-4, Parcel 165 of the Tax Assessors Division and same as shown by record in Book 4238, Page 261 of the Register's Office for Davidson County, Tennessee, and said parcel itself is Part "1-A", fully described as follows:

BEGINNING at the southwest corner of the Grantee's lot; thence continuing with the west boundary line of the Grantee's property in a southerly direction, South 33 degrees 13' 30" east 76.78 feet, more or less, to a point. Said point being 33.27 feet east of a concrete marker and also the southwest corner of the reserve Parcel "A". Thence north 31 degrees 3' 42" east 21.90 feet to a marker; thence north 2 degrees 51' 14" east 70.50 feet to a point in the rear broken line of the Grantee's property. Thence south 66 degrees 19' 34" west 62.11 feet to the point of beginning, containing 0.062 acres, more or less.

BEING the same property conveyed to Mrs. H. W. Jennings by Quitclaim Deed from Charles D. Whorley and wife, Dorothy Whorley, of record in Book 5898, page 273, Office of the Register for Davidson County, Tennessee. The said Mrs. H. W. Jennings is one and the same person as Sammie Grigg Jennings, who died in Davidson County, Tennessee on the 7th day of September, 1998.

TRACT NO. 3

BEING a portion of Parcel A, Edge-O-Lake Subdivision, Section 7, Book 3700, page 79; Map 149-4/Parcel 165, of the Tax Assessors Division and same as shown by record in Book 4599, Page 840, of the Register's Office for Davidson County, Tennessee, and said parcel itself is Part 2, fully described as follows:

BEGINNING at the southeast corner of the Grantee's property; being the common corner of the Grantee's and Will Clark's property as shown on Tax Assessors Map dated June 1, 1980; thence continuing south 39 degrees 00' east with said division line 44.45 feet to the rear line of the original subdivision; thence south 34 degrees 36' 58" west along said boundary line 87.33 feet to a concrete marker; thence north 2 degrees 51' 14" east 70.50 feet to a concrete marker in the rear of the Grantee's property. This point being a break in the rear line of the Grantee's property which lies in the middle of a public utility easement. Thence north 26 degrees 14' 48" east 40.25 feet to the point of beginning containing .056 acres, more or less.

BEING the same property conveyed to Mrs. H. W. Jennings by Quitclaim Deed from Milton H. Hunt and wife, Deryl Hunt, of record in Book 5898, page 275, Register's Office for Davidson County, Tennessee. The said Mrs. H. W. Jennings is one and the same person as Sammie Grigg Jennings, who died in Davidson County, Tennessee, on the 7th day of September, 1998.

The above parcels are conveyed subject to 1999 taxes and such encumbrances, limitations and restrictions as appear in matters of record in the Office of the Register for Davidson County, Tennessee.

This is improved property known as 2575 Cedar Springs Drive, Nashville, Tennessee 37217.

To have and to hold the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever. The Grantors do hereby covenant with the said Grantees that, as Co-Executors of the Estate of Sammie Grigg Jennings, Deceased, we are lawfully seized and possessed of said lands in fee simple, have a good right to convey the same, and the same are unencumbered except for 1999 taxes and by such matters as appear of record in the Office of the Register for Davidson County, Tennessee. We do further convenant and bind ourselves, as Co-Executors of the Estate of Sammie Grigg Jennings, Deceased, to warrant and forever defend the title to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have executed this Warranty Deed on this 4th day of March, 1999.

NEAL L. JENNINGS

CAROLYN J. GREEN

CO-EXECUTORS OF THE ESTATE OF
SAMMIE GRIGG JENNINGS, DECEASED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

4463 03/05 0101 03CHECK 396.40

Personally appeared before me, CHRISTINA L. NEELEY, a Notary Public in and for said County and State, the within named NEAL L. JENNINGS and CAROLYN J. GREEN, the Bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 4th day of March, 1999.

Christina L. Neeley
NOTARY PUBLIC

My commission expires:

1-27-2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, being first duly sworn, makes oath that the consideration for this Warranty Deed is $102,000.00.

Carolyn J. Green
AFFIANT

Sworn to and subscribed before me this 4th day of March, 1999.

Christina L. Neeley
NOTARY PUBLIC

My commission expires:

1-27-2001

THIS INSTRUMENT PREPARED BY: George H. Cate, Jr.
95 White Bridge Road
Suite 503, Cavalier Building
Nashville, TN 37205
615/352-8677

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11370 PG. 758

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0557175

IDENTIF. & REFERENCE

99MAR-5 PM 1:55

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
102000.00
CON TX 377.40
PRFEE 1.00
WDEED 16.00
CFEE 2.00
TOTAL 396.40
CHECK 396.40

03/05/99 01 13:54 0001 4463

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1433635