Bk 50-B

This Instrument Prepared By:
Brokers Escrow Services, Inc.
P. O. Box 140255
211 Donelson Pike, Suite 2
Nashville, Tennessee 37214

ADDRESS NEW OWNER:
DOYLE WILSON JENNINGS and
GLORIA MARIE JENNINGS
P.O. Box 20636
Atlanta GA 30320

SEND TAX BILL TO:
To New owner

MAP **72-9**
PARCEL **306**

MORTGAGEE:

Instr:200003070023022 Page: 1 OF 2
REC'D FOR REC 03/07/2000 10:04:12AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $138.75

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, **LONA A. JENNINGS, a widow,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **DOYLE WILSON JENNINGS and wife, GLORIA MARIE JENNINGS**, hereinafter called the GRANTEES, their heirs and assigns, all her interest in that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 58 on the Map of Eskridge Subdivision of part of the W. B. Franklin property as of record in Book 547, Page 52, Register's Office for said County.
>
> Said Lot No. 58 fronts 60 feet on the Southerly side of Fairwin Avenue and runs back between parallel lines, 275 feet to a dead line.
>
> Being the same property conveyed to B. W. Jennings and Lona A. Jennings, as joint tenants in common, by Deed of record in Book 4695, Page 224, Register's Office for Davidson County, Tennessee. B. W. Jennings having since died testate leaving Lona A. Jennings a life estate in his interest in said property by Will of record in Book 8058, Page 901, said Register's Office.
>
> This is improved property known as 924 Fairwin Avenue, Nashville, Tennessee 37214.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. Subject to plan of record in Plat Book 547, Page 52, Register's Office for Davidson County, Tennessee.
2. Sanitary Sewer and/or storm drainage easement of record in Book 4178, Page 151, Register's Office for Davidson County, Tennessee.
3. The remainder interest of Doyle Wilson Jennings by Will of record in Book 8058, Page 901, Register's Office for Davidson County, Tennessee.

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 GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of a one-half (1/2) interest in said land with a life estate in the remaining one-half (1/2) interest, has a

good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out and GRANTOR does further covenant and bind herself, her 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.

WITNESS my hand this the 14th day of January, 2000.

Lona A Jennings

LONA A. JENNINGS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **LONA A. JENNINGS**, 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of January, 2000.

NOTARY PUBLIC

DAVID J. WAYNICK NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 6/15/03

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $37,500.00.

Christie J. Jannon

AFFIANT

Subscribed and sworn to before me on this 14th day of January, 2000.

NOTARY PUBLIC

DAVID J. WAYNICK NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 6/15/03