WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 14,000.00 - - - - - - - - - - - - - - - - - -

- - - - - - - - [illegible] 00/100 - - - - - - - - - - - - - - - - - - DOLLARS

[illegible],741.21 cash in hand paid by Frederick C. Racker and wife, Virginia E. Racker, the receipt of which is hereby acknowledged, and for the further consideration of the assumption by [illegible] said Frederick C. Racker and wife, Virginia E. Racker, of an indebtedness in the sum of $4,258.79, which indebtedness originally amounted to $4,500.00 and [illegible] described in a Deed of Trust executed by Charles E. Jackson and wife, to [illegible], Trustee, of record in Book 1620, page 424, Register's Office for Davidson County, Tennessee, we, Charles E. Jackson and wife, Corinna Jackson,

have bargained and sold, and by these presents do transfer and convey unto the said Frederick C. Racker and wife, Virginia E. Racker,

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. 70 on the Map of Woodmont Estates, No. 2, of record in Book 1130, page [illegible], Register's Office for said County.
Said Lot No. 70 fronts 1[illegible] feet on the southerly side of Kenway Road and runs back between lines, 178.5 feet on the easterly line and 164.5 feet on the westerly line, to a dead line, measuring 121 feet thereon.
Being the same property conveyed to Charles E. Jackson and wife, Corinna Jackson, by deed from Miller Y. Hunter and wife, of record in Book 1578, page 4[illegible], said Register's Office.

Subject to restrictions of record in Book 1449, page 61, and in Book [illegible], page 807, Register's Office for Davidson County, Tennessee, and to the plan of record in Book 1130, page [illegible], showing a 50-foot set-back line from Kenway Road and a 10-foot easement along the rear of the lot for public utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Frederick C. Racker and wife, Virginia E. Racker, their heirs and assigns, forever.

And we do covenant with the said Frederick C. Racker and wife, Virginia E. Racker, 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, except as described above and 1949 Taxes which have been prorated and assumed by the Grantees herein.

And we, Charles E. Jackson and wife, Corinna Jackson, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Frederick C. Racker and wife, Virginia E. Racker, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 4th day of March, 1949.

Charles E. Jackson
Corinna Jackson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lenora Underwood, a Notary Public in and for said County and State, the within named Charles E. Jackson and wife, Corinna Jackson, the bargainors, with whom I am personally acquainted, and 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, 1949.

Commission expires January 11, 1950

Lenora Underwood
Notary Public

WARRANTY DEED