BK 3612

WARRANTY DEED

For and in consideration of the sum of Ten and No/100- DOLLARS ($ 10.00),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the Grantees assuming and agreeing to pay the balance due on a debt more particularly described in a Deed of Trust executed by Howard T. Jackson and wife, Jean W. Jackson, to Herschel Greer, Trustee, of record in Book 3018, page 70, Register's Office for Davidson County, Tennessee, to secure payment to Guaranty Mortgage Company of one note, dated December 21, 1959, for the principal sum of $12,000.00, including principal and interest at 6% per annum.

We, Howard T. Jackson and wife, Jean W. Jackson

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Ruby V. Sherrill, a widow,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 106 on the Map of Sutherland Heights Subdivision, Section III, as of record in Book 2663, page 117, Register's Office for said County.

Said Lot No. 106 fronts 90.0 feet on the northerly margin of Davidwood Court and runs back 346.8 feet on the easterly margin and 313.0 feet on the westerly margin to a broken line in the rear, measuring 155.0 feet thereon.

Being the same property conveyed to Howard T. Jackson and wife, Jean W. Jackson, of record in Book 2998, page 137, Register's Office for Davidson County, Tennessee.

This property is improved and known as 2613 Davidwood Court.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 9th day of August, 19 63

Howard T. Jackson
Howard T. Jackson
Jean W. Jackson
Jean W. Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Bettye Lou King, a Notary Public in and for the State and County aforesaid, personally appeared the within named Howard T. Jackson and wife, Jean W. Jackson

the bargainor(s), 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 the 9th day of August, 19 63.

Bettye Lou King
Notary Public

My commission expires:
July 26, 1967.

PG 519