WARRANTY DEED

BOOK 3843 PAGE 296

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stewart & Anita Jackson (NAME)	Stewart Jackson (NAME)	075 09
215 Bonnafield Drive (STREET ADDRESS OR ROUTE NUMBER)	215 Bonnafield Drive (STREET ADDRESS)	041
Hermitage, Tennessee (CITY) (P. O. ZONE) (STATE)	Hermitage, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Six Hundred and no/100---------- ($600.00)---------- *DOLLARS*

Cash in hand paid by Stewart A. Jackson and wife, Anita Jackson, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, and for further consideration, the Grantees assume and agree to pay the unpaid principal balance of a note secured by a Trust Deed of record in Book 3145, page 45, R.O.D.C., Tennessee,

I, Billy M. Phipps,

have bargained and sold, and by these presents do transfer and convey unto the said Stewart A. Jackson, et ux, Anita Elaine Jackson 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. 134 on the Map of Hermitage Hills Subdivision, Section 1, as of record in Book 2900, page 48, Register's Office for Davidson County, Tennessee.

Said Lot No. 134 fronts 80.0 feet on the east margin of Bonnafield Drive and extends back 167.0 feet on the north line and 158.3 feet on the south line, to a dead line, measuring 80.1 feet thereon.

Being the same property conveyed by F. E. Stratton, Jr. and wife, Bettie Stratton, to Billy M. Phipps, et ux, Joyce Ann Phipps, as of record in Book 3135, page 353, and being the samd property vested in Billy M. Phipps by virtue of a decree of the Fourth Circuit Court recorded in Book 39, page 511, Circuit Court Clerk's Office, Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements, and set back lines applicable to the above described property

unimproved ( )
This is improved ( ) property, known as 215 (House Number) Bonnafield Drive (Street) Hermitage, Tennessee P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Stewart A. Jackson and wife, Anita E. Jackson, their *heirs and assigns, forever.*

And I *do covenant with the said* Stewart A. Jackson and wife, Anita E. Jackson *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as stated herein.

And I, Billy M. Phipps *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Stewart A. Jackson and wife, Anita E. Jackson, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 16th *day of* December, *19*64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Billy M. Phipps

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [illegible], *a Notary Public in and for said County and State, the within named* Billy M. Phipps, *the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at [illegible], *Tennessee, this* 16th *day of* December, 1964

[illegible], *Notary Public.*

Commission Expires 7-29-65

RECORDER'S NOTE:
Legibility of writing, typing or printing unsatisfactory in this Document when received.

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that*..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at....., *this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared*....., *with whom I am personally acquainted, and who, upon oath, acknowledged*.....*self to be*..... .....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such*....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by*.....*self as*.....

Witness my hand and seal, at office in....., *this*.....*day of*....., *19*.....

.....
Notary Public

Commission Expires.....

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STATE TAX $ 19.64
PROBATE .50
TOTAL $ 20.14

DEC 16 1984

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

DEC 16 1984

CT

WARRANTY DEED

FROM

BILLY M. PHIPPS (unmarried)

TO

STEWART A. JACKSON and wife,
ANITA ELAINE JACKSON

62258

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

DEC 16 3 23 PM '84

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RECORDING FEE 2.00

DEP. REC. M

Guaran Company

Kansas Ci nce Company
Ar
S.
NAS
Union
ESSEE

Mail Jack a Butler
1456 Brick Church Pike