This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED

TTC 181991

BOOK 3929 PAGE 317

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 38 Par 97	Mr.&Mrs.Marshall Gene Flowers Route 1 Whites Creek, Tennessee	Southern Federal S&L Ass'n. White Bridge Road Nashville, Tennessee
FIELD BOOK NUMBER(S) 14D-46062	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) Frudeman Road	LOAN OR ACCOUNT NO. L-315 PROPERTY IS [x] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated December 17, 1962, in the original principal sum of $8,000.00, payable to Southern Federal Savings and Loan Association in monthly installments of $51.55, including interest at 5% per annum and a 1% service fee, said note being executed by Charles D. Jackson and wife, Evelyn L. Jackson, to A. H. Thomas, Trustee, of record in Book 3515, page 165,

CHARLES D. JACKSON, SR., and wife, EVELYN L. JACKSON, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MARSHALL GENE FLOWERS and wife, MARY B. FLOWERS,

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:

A tract of land in the 14th Civil District of said County, being known as Tract No. 2 on the Map of Mrs. Arthur Viaches' Subdivision, not of record, described according to a survey made by Hickerson & Hickerson, Engineers, January 21, 1961, as revised on March 22, 1961, as follows:

Beginning at an iron pin in the northwesterly margin of Frudeman Road, at the corner of Lots 1 and 2; thence with the line between said lots, north 29°30' west 686 feet to a 12" elm in the south line of Carney Property, thence with Carney's property, north 70° east 159 feet to an iron pin at the corner of Tract 3; thence with the line between Tracts 2 and 3, south 21°15' east 621.4 feet to an iron pin in the margin of Frudeman Road; thence with the margin of said Road, southwesterly 84 feet to the point of beginning, containing 1.7 acres, more or less.

Being the same property conveyed to Charles D. Jackson, Sr., and wife, Evelyn L. Jackson, by deed from Sue T. Viaches, of record in Book 3467, page 343.

This conveyance is made subject to an easement for creeks crossing the subject premises.

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., except as shown above, and for 1965 taxes, which have been assumed by the Grantees.

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.

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 (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 26th day of August, 1965.

Evelyn L. Jackson

Charles D. Jackson, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Charles D. Jackson, Sr., and wife, Evelyn L. 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 26th day of August, 1965.

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1966

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

File Reau Folk

WARRANTY DEED
REF: cr

FROM
CHARLES D. JACKSON, SR.,
and wife,

TO
MARSHALL GENE FLOWERS
and wife,

95345

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 30 2 51 PM '65

NOTED: BOOK 412 PAGE 345
RECORDING FEE $ 2.00
DEP. REG. 2

DOCUMENTARY 20 55 TAX

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

STATE TAX $ 11.45
PROBATE and 50
TOTAL $ 11.95
PAID AUG 30 1965
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

My commission expires: _____
Notary Public