WARRANTY DEED — ATTORNEYS TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. Parcel # 181 01 Map-025-047
SEND TAX NOTICES TO: Thomas S. Jackson
ADDRESS: Route 3, Box No. 2, Goodlettsville, Tennessee

For and in Consideration of the sum of Ten Thousand and no/100 ----------($10,000.00) ---------- DOLLARS cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, Pauline Barton Jackson have bargained and sold, and by these presents do transfer and convey unto the said Thomas S. Jackson to his sole and separate estate and free of any present or future claims by me arising out of any matter whatsoever, his heirs and assigns, all of my right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 10th, formerly the 20th, Civil District of Davidson County Tennessee, being lost Nos. 4, 3, the southwest part of lot No. 2 and the southwest part of lot No. 1 on the map of J. H. Cartwright Lands, of record in Minute Book "J", pages 528 and 529, County Court for said County, and being designated as lot No. 1 on the survey of two tracts of land of J. H. Cartwright in the 10th Civil District, made by Z. J. Wilkinson, Surveyor, March 31, 1943, and described as follows:
Beginning at a stake in the center of the Old Dickerson Road, at the southwest corner of lot No. 4 on the map of J. H. Cartwright Lands; thence with the center line of the Old Dickerson Road, north 70° east 200 feet to a stake; thence north 67° east 500 feet to a stake; thence north 70° east 400 feet to a stake; thence north 77° east 500 feet to a stake; thence north 75° east 100 feet to a stake; thence north 47° east 100 feet to a stake; thence north 35° east 87 feet to a stake in the westerly margin of U. S. Highway No. 41, and being the southwest corner of lot No. 2 on the survey of two tracts above mentioned; thence north 50° west, with the southwesterly margin of tract No. 2, 1530 feet to a stake in the south boundary line of Ellis' property, being 100 feet west of a 30 inch oak in a branch; thence with Ellis' south boundary line, north 89° 30 minutes west 943 feet to a hackberry, Ellis' southwest corner; thence north 0° 30 minutes west, along the westerly margin of the Ellis lands and the L. M. Binkley lands, 605 feet to a rotten hickory stump in V. B. Cunningham's line; thence with Cunningham's line, north 55° west 572 feet to a stone; thence north 90° west 187 feet to a stone in Morris Cunningham's line; thence with Cunningham's line, south 22° east 2805 feet to point of beginning, containing 61.19 acres.
Including but excluding therefrom a tract of land conveyed to Frank G. Hall, doing business as Empire Service Company, by deed from Zack Q. Myers and wife, of record in book 2639, page 607, Register's Office for said County, described as follows:
Being parts of lots Nos. 1 and 2 on the Map of J. H. Cartwright Lands, of record in Minute Book "J", pages 528 and 529, of the County Court for said County, described according to a survey made by Hickerson-Miller

cont'd

Engineers-Surveyors, February 21, 1956, as follows:
Beginning on the westerly right-of-way line of the Old Dickerson Pike at the intersection of said right-of-way line and the northwestern boundary line of the property conveyed to the City of Nashville by deed from Carolyn C. Hite and husband, of record in Book 2291, page 153, Register's Office for said County; thence with said right-of-way south 32° 45' west 89 feet, south 37° west 63.5 feet, south 51° west 59 feet, south 60° 15' west 32 feet, south 67° 15' west 29 feet and south 70° 45' west 107 feet to an iron pin; thence north 34° 30' west 464 feet to an iron pin; thence north 40° 30' west 664 feet to an iron pin; thence north 31° 30' west 303.5 feet to an iron pin; thence south 50° 50' east 1460 feet to the beginning, containing 6.2 acres, more or less.

Also including but excluding therefrom a tract of land conveyed to Frank G. Hall, doing business as Empire Service Company, by deed from Zack Q. Myers and wife, of record in book 2639, page 609, Register's Office for said County, described as follows:

Being part of lot No. 2 on the Map of the J. H. Cartwright Lands, of record in Minute Book "J", pages 528 and 529 of the County Court for said County, described according to a survey made by Hickerson-Miller, Engineers-Surveyors, January 8, 1957, as follows:

Beginning on the northwesterly right-of-way of the Old Dickerson Pike, at the southwest corner of the property conveyed to Empire Service Company by deed from Zack Q. Myers and wife, of record in book 2499, page 605, Register's Office for said County; thence with the western boundary line of the said Empire Service Company property north 34° 30' west 464 feet, north 40° 30' west 664 feet and north 31° 30' west 303.5 feet to a concrete monument at the north corner of the said Empire Service Company property; thence north 50° 35' west 38 feet to a concrete monument in a fence line; thence with said fence, south 86° west 129.1 feet to a concrete monument; thence south 30° 30' east 1, 114.9 feet to a concrete monument; thence south 13° 09' east 297 feet to the northwesterly right-of-way of said Pike; thence with same, north 81° 26' east 250 feet and north 82° 01' east 84.4 feet to the beginning, containing 5.5 acres, more or less.

Being part of the real property conveyed to Zack Q. Myers and wife, Toccoa Myers, by deed from W. A. Cartwright and wife, dated January 25, 1952, filed January 28, 1952, and recorded in book 2034, page 401, Register's Office for said County, and to Thomas S. Jackson and wife Pauline Barton Jackson, by deed from Zack Q. Myers and wife, Toccoa Myers, dated February 27, 1959, filed March 3, 1959, and recorded in Book 2879, page 132, Register's Office for said county.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas S. Jackson to his sole and separate estate and free of any present or future claims by me arising out of any matter whatsoever, his heirs and assigns, forever.

And I do covenant with the said Thomas S. 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 for a mortgage with the Federal Land Bank which the said Thomas S. Jackson assumes.

And I, Pauline Barton Jackson, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Thomas S. Jackson, to his sole and separate estate and free of any present or future claims by me arising out of any matter whatsoever, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 18th day of October, 1965

Pauline Barton Jackson

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, EARL A. McNabb, a Notary Public in and for said County and State, the within named PAULINE BARTON JACKSON

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

Witness my hand and official seal at Nashville, Tennessee, this 18th day of October, 19 66

Earl A. McNabb, Notary Public

Commission Expires 7-23-66

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
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

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

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Pauline Barton Jackson

TO

Thomas S. Jackson

STATE TAX $ .55
PROBATE
TOTAL $ .55

OCT 21 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID OCT 21 1965
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0 2 9 2 7

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

OCT 21 12 33 PM '65

NOTED: BOOK 11 PAGE 169
RECORDING FEE $ 2.00
DEP. REG. _____

Attorneys
TITLE COMPANY, INC.
NASHVILLE, TENN.

Mail Prepared by Bennett
Please Return
312 Commerce Title Bldg.

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