This instrument was prepared by: Frank S. King, Jr., Atty.
507 American Trust Building
Nashville, Tennessee

BOOK 4216 PAGE 350

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James W. Jackson et ux | United Mortgagee Servicing Corp | LW - 4060 |
| (NAME:) | (NAME:) | |
| 103 Anthony Avenue | 3200 Pacific Avenue | Map 54-13 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Lakewood, Tennessee | Virginia Beach, Virginia 23451 | Par 5 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of* ----------

TEN and no/100 ($10.00) ---------- *DOLLARS*
cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged,

we, Charles R. Dedman and wife, Betty C. Dedman, *have bargained and sold, and by these presents do transfer and convey unto the said* James W. Jackson and wife, Kathleen V. 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 part of Lot 18, Section 2, on the Plan of Life and Casualty Insurance Company's Subdivision of Dabbs and Elliott's property known as Dupontonia, of record in Book 843, page 56, described as follows:

BEGINNING at an iron pin in the approximate center of Anthony Avenue at the corner of Lots 15 and 17, on said plan, being also a corner of Lot 18 at Carters Corner; thence along his line, North 48° 29' West, 280 feet to a point; thence South 41° 31' west 100 feet to a point; thence South 48° 29' east 280 feet to a point in the approximate center of Anthony Avenue; thence with the center of the same, north 41° 31' east 100 feet to the beginning.

Being the same property conveyed to Charles R. Dedman and wife, Betty C. Dedman, by deed from Dewey B. Maxwell and wife, of record in Book 3767, page 309, said Register's Office.

unimproved ( ) This is improved (X) property, known as 103 (House Number) Anthony Avenue, (Street) Old Hickory, (P. O. Address:) Tennessee (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* James W. Jackson and wife, Kathleen V. Jackson, their *heirs and assigns, forever.*

*And* we *do covenant with the said* James W. Jackson and wife, Kathleen V. Jackson, *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.*

*And* we, Charles R. Dedman and wife, Betty C. Dedman, *do further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to the said land to the said* James W. Jackson and wife, Kathleen V. Jackson, their *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* our *hand* s *this* 1st *day of* March, *19* 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles R. Dedman
Betty C. Dedman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 12,250.00

James W. Jackson
Affiant

Subscribed and sworn to before me, this the 1st day of March, 1968.

Notary Public

My Commission Expires: 1-13-69
(Affix Seal)

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Fred S. Ramsay, *a Notary Public in and for said County and State,* Charles R. Dedman and wife, Betty C. Dedman, *the within named 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* 1st *day of* March, *19* 68

Fred S. Ramsay
*Notary Public*

*Commission expires* My Commission Expires July 27, 1969

FRED S. RAMSAY NOTARY PUBLIC DAVIDSON CO. TENN.

*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.....*

07846

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 4 9 47 AM 68
ACTED BOOK 118 PAGE 359
RECORDING FEE $ 3.00
DEP. REG. R

STATE TAX $ 31.72
PROBATE .50
TOTAL $ 32.22

MAR 4 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

**WARRANTY DEED**

FROM

CHARLES R. DEDMAN, et ux

TO

JAMES W. JACKSON, et ux

Compliments of

**Guaranty Title**

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

PERCY WILKINS JR. Roll 1 Box 4
ATTORNEY-AT-LAW
633 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201