(This instrument was prepared by James A. Lesemann, Attorney at Law, 320 Gallatin Road, Madison, Tennessee.)

WARRANTY DEED

BOOK 4247 PAGE 522

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald W. Fortner et ux (NAME:)	Fidelity Federal (NAME:)	10D37262
1093 Old Dickerson Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Map 33-6
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 14

For and in Consideration of the sum of TEN AND NO/100---------- ($10.00) *DOLLARS* cash in hand paid by the grantees hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said grantees of the unpaid balance of an indebtedness owing to Fidelity Federal Savings and Loan Association of Nashville, and secured by a deed of trust of record in Book 4116, page 509, as amended in Book 4158, page 895, said Register's Office;

WE, WILLIAM F. JACKSON, JR., AND WIFE, RETHA B. JACKSON, hereinafter called the grantors *have bargained and sold, and by these presents do transfer and convey unto* ~~the said~~ DONALD W. FORTNER AND WIFE, RUBY M. FORTNER, herein called the grantees, 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. 8 on the Plan of Plantation Estates, as of record in Book 3842, page 40, Register's Office for said County.

Said Lot No. 8 fronts 130 feet on the northwesterly side of Old Dickerson Road, and extends back 339 feet on the northeasterly line and 315 feet on the southwesterly line, to a line in the rear on which it measures 141.55 feet.

Being the same property conveyed to William F. Jackson, Jr., and wife, Retha B. Jackson, by deed from John B. Gibbs and wife, Betty L. Gibbs, of record in Book 4158, page 894, Register's Office for Davidson County, Tennessee

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The said grantors also transfer and convey unto the said grantees all of their right, title and interest in and to the escrow account held in connection with the above described loan.

This is ~~unimproved~~ (X) improved property, known as 1093 Old Dickerson Road, Nashville, Tennessee (House Number) (Street) 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 grantees, their *heirs and assigns, forever.*

And we *do covenant with the said* grantees *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,* except as stated herein.

And we, the said grantors *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* grantees, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 28th *day of* June, *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.*

William F. Jackson, Jr.
(William F. Jackson, Jr.)

Retha B. Jackson
(Retha B. Jackson)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* William F. Jackson, Jr., and wife, Retha B. Jackson

the within named bargainorS, 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 Madison *Tennessee, this* 28th *day of* June, *19*68.

Notary Public

Commission expires 4-14-71

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 .....

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 24,200.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Donald Wayne Fortner
Affiant

Subscribed and sworn to before me this the 28 day of June 1968

Notary Public

Commission Expires: 4-14-71

JUL-1 68	CONV	24,200.00			
JUL-1 68	S'TAX		A*	62.92	
JUL-1 68	PR'FEE		A*	.50	
JUL-1 68	WDEED		A*	3.00	* 66.42

WARRANTY DEED

FROM

William F. Jackson, Jr. et ux

TO

Donald W. Fortner et ux

Rush!

A 03561

IDENTIF. REFERENCE

JUL 1 11 12 AM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Madison Title Company

A Division of

Southern Title Insurance Company

P. O. Box 10649

Knoxville, Tennessee