WARRANTY DEED

BOOK 4419 PAGE 974

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Ruth K. Guess (NAME)	OWNER (NAME)	Map 146-12
5021 Churchill Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 93
Nashville, Tenn. 37211 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	M-0

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*
and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

We, Lester N. Jackson and wife, Lucy K. Jackson

have this day bargained and sold, and do hereby transfer and convey unto the said

Ruth K. Guess, her

~~successors~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 45 on the Plan of Crievewood, as of record in Book 2331, page 99, Register's Office for said County.

Said Lot No. 45 fronts 100 feet on the west side of Churchill Drive and runs back between lines, 205 feet on the north line and 208.2 feet on the south line, which is a broken line, to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to Lester N. Jackson and wife, Lucy K. Jackson by deed from Arthur Casciaro and wife, Nan D. Casciaro of record in Book 4101, page 988, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 19,250.00

Subscribed and sworn to before me, this the 23 day of May 1970

Affiant Ruth K. Guess

My commission expires 5/7/74 (Affix Seal)

Notary Public

This is ~~improved~~ unimproved property, known as ..... (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Ruth K. Guess, her ~~successors~~,

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Ruth K. Guess, her

~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our hands *this* 23rd *day of* May, 1970 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Lester N. Jackson

Lucy K. Jackson

This Instrument Was Prepared By

Phillip Saindon Esq.

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Nellie T. Weimar, *a Notary Public in and for said County and State,* Lester N. Jackson and wife, Lucy K. Jackson

*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* 23rd *day of* May, *19*70

Nellie T. Weimar
Notary Public

Commission expires 5/7/74

NELLIE T. WEIMAR NOTARY PUBLIC DAVIDSON COUNTY

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.....

OAKES AND SMITH
REALTY CO., INC.

WARRANTY DEED

FROM

LESTER N. JACKSON, ET UX

TO

RUTH K. GUESS

MAY 26 70 CONV 19,250.00
MAY 26 70 S'TAX A* 49.92
MAY 26 70 PR'FEE A* .50
MAY 26 70 W'DEED A* 3.00 * 53.42

A 78614

IDENTIF. REFERENCE

MAY 26 9 28 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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

PEDIGO & SAINDON