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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,250.00

Benjamin Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February, 19 73

Jonathan J. Foley, Jr.
Notary Public

MY COMMISSION EXPIRES: 11/18/75

(AFFIX SEAL)

NOTARY PUBLIC, DAVIDSON COUNTY, STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Jonathan J. Foley, Jr., Attorney, 521 Stahlman Building, Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin Jackson et ux (NAME)	THE LOMAS & NETTLETON COMPANY (NAME)	12D 95102
2160 Richmond Hills Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 964 (STREET ADDRESS)	Map 50-13
Nashville, Tennessee 37207 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	Par 3

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Herbert H. Garrett and wife, Frances Garrett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benjamin Jackson and wife, Paulette L. Jackson

HEREINAFTER 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 the southerly part of Lot No. 18 on the Plan of Golden Valley Estates, Section 1, as of record in Book 4175, page 142, Register's Office for said County .

SAID southerly part of Lot No. 18 fronts 57.81 feet on the northerly side of Richmond Hill Drive and extends back 70.0 feet on the easterly line and 80 feet, more or less, on the westerly line, to the south line of the property conveyed to the State of Tennessee, of record in Book 4659, page 547, Register's Office for said County, measuring 55 feet, more or less, thereon.

BEING part of the same property conveyed to Herbert H. Garrett and wife, Frances Garrett, by deed from Gaines Home Building Corp., of record in Book 4505, page 271, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4447, page 108, and amended in Book 4447, page 594, Register's Office for said County; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is improved (X) unimproved ( ) property, known as 2160 Richmond Hills Drive, Nashville, Tennessee 37207
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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, unless otherwise herein set out; and we 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 15th day of February, 19 73

Herbert H. Garrett

Frances Garrett

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Herbert H. Garrett and wife, Frances Garrett

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 27th day of February, 19 73.

Commission expires 11/8/75

Notary Public

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

file in box # 4

WARRANTY DEED

FROM

HERBERT H. GARRETT, ET UX

TO

BENJAMIN JACKSON, ET UX

B 96768

IDENTIF. REFERENCE

MAR 2 2 16 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAR-2	CONV	12,250.00			
MAR-2	S'TAX		A*	31.72	
MAR-2	PR'FEE		A*	.50	
MAR-2	W'DEED		A*	4.00	* 36.22

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail to Benjamin Wiseman
2550 Clarksville Hwy
Apt 16
Pearl 37208