This instrument prepared by:
Williams, Shields & Wildman, Attys.
310 Gallatin Rd., South
Madison, Tenn. 37115

BOOK 4864 PAGE 577

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr.&Mrs. Charles Jackson (NAME:)	Mortgage Associates, Inc. (NAME:)	67-0-38
Old Hydes Ferry Pike (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Dr., N.E. #300 (STREET ADDRESS)	
Scottsboro, TN 37213 (CITY) (P. O. ZONE) (STATE)	Atlanta, Georgia 30341 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of $10.00 OVC

TEN AND NO/100---------- *DOLLARS*

cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note dated August 28,1974, in the original principal sum of $19,500.00 payable to Mortgage Associates, Inc., in monthly installments as set forth in said note, with interest as set out therein, and being secured by a deed of trust executed by James G. Beasley to Richard D. Cahoy, Trustee, of record in Book 4849, page 183,

I, James G. Beasley, unmarried

have bargained and sold, and by these presents do transfer and convey unto the said CHARLES G. JACKSON and wife, MARGARET A. JACKSON

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT 1: A small tract of land in the 13th Civil District of Davidson County, Tennessee, known as part of the north part of Lot No. 2 on the Map of the Jerome B. Hyde and Richard B. Hyde Lands, as of record in Minute Book "I", page 472 and 473, of the County Court for said County, and being part of the south part of the Old Grange Hall Church Lot and described as follows:
BEGINNING at a point in the centerline of Old Hydes Ferry Pike, at the southwest corner of the property conveyed to C. M. Lampley by deed of record in Book 1584, page 458, Register's Office for said County, thence with the center line of Old Hydes Ferry Pike, southwesterly 555 feet more or less to a point where center line of same intersects the south right of way line of the Tennessee Central Railroad; thence with the line of the said right of way, northeasterly 560 feet, more or less, to said Lampley's northwest corner, in the east line of what was the Old Church lot; thence with Lampley's west line, south 22 degrees 20' east 83.7 feet to the beginning, being triangular in shape.

Being the same property conveyed to James G. Beasley by deed from Michael E. Smith of record in Book 4849, Page 181, Register's Office of Davidson County, Tennessee.

(DESCRIPTION CONTINUED)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 22,400.00

Affiant

Subscribed and sworn to before me, this the 28th day of October 1974

Notary Public

My commission expires: 4-23-78
(Affix Seal)

DOUGLAS A. B... NOTARY PUBLIC ... SUMNER COUNTY

TRACT 2: Land in the 13th, formerly the 25th Civil District of said County, described according to a survey made by John M. Sullivan, County Surveyor, January 10, 1947, as follows: BOOK 4864 PAGE 578
BEGINNING at a spike in the center of the Old Hydes Ferry Pike, at the southeast corner of the Old Grange Hall Church property; thence with the eastern boundary line of said Church property, North 22 degrees 20' west 83.7 feet to a stake on the southerly margin of the right of way of the T.C.R.R.; thence with said right of way north 62 degrees 06' east 305 feet to a point; thence southeasterly 138 feet, more or less, to a point in the centerline of the said Old Hydes Ferry Pike; thence with the center of said Pike, westwardly 287 feet to the beginning.

Included but specifically excluded from the above described tract is the following described property conveyed to James Douglas McDonald by deed from Mrs. R. D. (Hautie) McDonald, as of record in Book 3285, page 248, described as follows:

Land in the 13th, formerly the 25th, Civil District of Davidson County, Tennessee, described according to a survey made by John M. Sullivan-County Surveyor, on January 10, 1947, as follows:

BEGINNING at a spike in the center of the Old Hydes Ferry Pike, 127 feet east of the southeast corner of the Old Grange Hall Church property; thence northeastwardly along the centerline of a branch or drainage ditch, 95 feet more or less to a point on the southerly margin of the right of way of the T.C.R.R. Co.; thence along the said right of way 62 degrees, 06' 165 feet, more or less to a point; thence southwardly 138 feet, more or less to a point in the center line of said Old Hydes Ferry Pike; thence with the center of said Pike, 160 feet, more or less, to the point of beginning.

Being the same property conveyed to James G. Beasley by deed from Michael E. Smith of record in Book 4849, Page 181, Register's Office for Davidson County, Tennessee.

Restrictions recorded in the deed from Robert Douglas McDonald & wife, to Charles Douglas McDonald, of record in Bk. 2396, pg. 557, said Register's Office, as follows: "It is understood & agreed that the above land is to be used only for residential purposes, and this is binding on the grantees herein, and on their heirs & assigns" (This affects Tract 1, hereinabove described)

unimproved ( )
This is improved (X) property, known as ..... (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..... heirs and assigns, forever.

And I *do covenant with the said..... 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.*

And I, James G. Beasley *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said..... heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 29th *day of* August, *19* 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James G. Beasley
James G. Beasley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* James G. Beasley

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

Witness my hand and official seal at Nashville, *Tennessee, this* 29th *day of* August, *19* 74.

Linda G. Young, *Notary Public.*

Commission Expires 6-6-78

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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
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.....

WARRANTY DEED

FROM

James G. Beasley

TO

Charles G. Jackson and

wife, Margaret A. Jackson

C 7 6 5 4 0

IDENTIF. REFERENCE

Oct 30 2 55 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OCT30-
OCT30-S'TAX
OCT30-PRTFEE
OCT30-

CONV

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66.74

BOOK 4864 PAGE 580

Compliments of

Madison Title Company

320 Gallatin Road

MADISON, TENNESSEE 37115

Representing

Chicago Title Insurance Company

CHICAGO, ILLINOIS

Mail Hand Herbert atty
324 Nath'l Bank Bldg
Nash Tenn