WARRANTY DEED

BOOK 2969 PAGE 337

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Gene R. Jackson	Guaranty Mortgage Company	3D-42622
(NAME) 2103 Dearborn Drive	(NAME) First American Center	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37214	(STREET ADDRESS) Nashville, Tennessee 37237	
(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 considerations, the receipt of which is hereby acknowledged, including the assumption of the unpaid balance in the amount of $6,722.30 of an indebtedness payable to Guaranty Mortgage Company, and secured by a deed of trust of record in Book ____, page _____, Register's Office for Davidson County, Tennessee.

We, LEON GEORGE RUSSUM AND WIFE, REBA C. RUSSUM,

have this day bargained and sold, and do hereby transfer and convey unto the said GENE R. JACKSON AND WIFE, WANDA FAYE JACKSON, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 58 on the Plan of Donelson Hills, as of record in Book 2331, pages 22 and 23, Register's Office for said County, described as follows:

Beginning on the easterly margin of Dearborn Drive, at the corner of Lots Nos. 58 and 59; thence with the line between said two lots, eastwardly 201.8 feet to the westerly line of Lot No. 72; thence with the westerly line of Lots Nos. 72 and 73, southeastwardly 96.2 feet to the common corner of Lots Nos. 58, 73 and 77; thence with the line between Lots Nos. 58 and 77, southwestwardly 46.6 feet to the northeast corner of Lot No. 57; thence with the northerly line of said Lot No. 57, westwardly 163.2 feet to the easterly margin of Dearborn Drive; thence with said Drive, northwardly 65 feet to the beginning.

Being the same property conveyed to Leon George Russum and wife, Reba C. Russum, by deed from Gerald E. Sheridan and wife, Catherine R. Sheridan, of record in Book 2640, page 473, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictive covenants, easements and setback lines affecting the above described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 35,000.00

Subscribed and sworn to before me, this the 5th day of November 19 75

Affiant Gene R Jackson

My commission expires: 11/17/76 (Affix Seal)

Notary Public Elaine H. Floyd

This is unimproved ( ) improved (X) property, known as 2103 Dearborn Drive, Nashville (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 Gene R. Jackson and wife, Wanda Faye Jackson, their (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 Gene R. Jackson and wife, Wanda Faye Jackson, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 5th day of November, 19 75 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Leon George Russum

Reba C. Russum

This instrument prepared by:
WILLIAM J. FIELDS & WILDMAN
Attorneys - at - Law
Suite 100, Cumberland Office Bldg.
101 Cumberland Avenue
Madison, Tennessee 37115

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Leon George Russum and wife, Reba C. Russum,

*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 Madison, *Tennessee, this* 5th *day of* November, *19*75.

Deane G. Hoyd
Notary Public

Commission expires 11/17/76

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 .....

NOV-7^{75}	CONV	35,000.00			
NOV-7^{75}	S'TAX		A*	91.00	
NOV-7^{75}	PR'FEE		A*	.50	
NOV-7^{75}	W'DEED		A*	4.00	* 95.50

WARRANTY DEED

FROM
LEON GEORGE RUSSUM ET UX

TO
GENE R. JACKSON ET UX

D 23557

IDENTIF. REFERENCE

Nov 7 2 36 PM '75

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS