BOOK 5095 PAGE 453

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
311 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Isaac F. Baarda	Dobson & Johnson, Inc.	135-1
(NAME)	(NAME)	
216 Town Park Drive	311 Plus Park Blvd.	55
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37217	Nashville, Tennessee 37217	2 DU-8530
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00----------
----------TEN AND NO/100---------- DOLLARS

Cash paid by Isaac F. Baarda and wife, Junice W. Baarda, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said grantees of the unpaid balance of a note in the original amount of $30,100.00 secured by a deed of trust to Albert Wm. Johnson, Turstee, dated June 28, 1976, of record in Book 5041, page 267, Register's Office for Davidson County, Tennessee.

WE, Richard D. Jackson and wife, Peggy D. Jackson,

have bargained and sold, and by these presents do transfer and convey unto the said Isaac F. Baarda and wife, Junice W. Baarda

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 130 on the Plan of Town Park Estates, as of record in Book 3300, pages 64 and 65, Register's Office for said County, as corrected in Book 3459, page 400, said Register's Office, described as follows:

Beginning at a point on the southeasterly margin of Town Park Drive at the corner of Lots Nos. 130 and 131 on said plan; thence with the line between said two lots southeastwardly 221.51 feet; thence south 16 deg. 56' west 57.16 feet to the corner of Lots Nos. 127, 128 and 130 on said plan; thence with the line between said Lots Nos. 128 and 130 south westwardly 126.50 feet on the northeast corner of Lot No. 29 on said plan; thence with the line between said Lots Nos. 129 and 130 northwestwardly 191.23 feet to the southeasterly margin of said drive; thence with same northeastwardly 200 feet to the beginning.

Being the same property conveyed to Richard D. Jackson and wife, Peggy D. Jackson by deed from William C. Mathis and wife, Myla G. Mathis of record in Book 5041, Page 265, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

unimproved ( )
This is improved (X) property, known as 216 Town Park Drive (House Number) (Street)
Nashville, Tennessee 37217
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 6th day of December, 1976.

Richard D. Jackson — Richard D. Jackson
Peggy D. Jackson — Peggy D. Jackson

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 Richard D. Jackson et ux Peggy D. Jackson

the bargainor, 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, this 6th day of December, 19 76.

My commission expires 2-4-79 Notary Public Bonnie J. Bailey

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 33,926.18
This is equal to or greater than the property would bring at a fair and voluntary sale.

Shirley Robison

Sworn to and subscribed before me this 6th day of December, 19 76.

My commission expires 2-4-79 Notary Public Bonnie J. Bailey

mail

THIS INSTRUMENT PREPARED BY:
This instrument was prepared by:
DOBSON AND JOHNSON, INC.
Name 311 PLUS PARK BOULEVARD NASHVILLE, TENNESSEE 37217 Address

DEC 10 76	CONV	33,926.81			
DEC 10 76	S'TAX		B*	88.14	
DEC 10 76	PR'FEE		B*	.50	
DEC 10 76	W'DEED		B*	4.00	* 92.64

WARRANTY DEED

FROM Richard D. Jackson
Peggy D. Jackson

TO Isaac E. Baarda
Junice W. Baarda

D 80588

IDENTIF. REFERENCE

DEC 10 9 38 AM '76

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219