BOOK 5112 PAGE 220 **WARRANTY DEED**

mail

THIS INSTRUMENT PREPARED BY
THOMPSON and CRAWFORD
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas H. Jackson and wife, Lady A. Jackson 4527 Yancey Drive Nashville, Tennessee	SAME (NAME) (STREET ADDRESS) (CITY) (ZONE) (STATE)	Map 130-16 Par 49
(STREET ADDRESS OR ROUTE NUMBER) (CITY) (P. O. 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 consideration, the receipt of which is hereby acknowledged.

We, Martin S. Roberts, Jr. and wife, Dorothy G. Roberts

have this day bargained and sold, and do hereby transfer and convey unto the said Thomas H. Jackson and wife, Lady A. Jackson, their

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

Being Lot No. 6 on the Plan of Yancey Subdivision as of record in Book 2330, page 18, Register's Office for said County, described as follows: Beginning on the westerly margin of Yancey Drive at the corner of Lots Nos. 5 and 6; thence with the line between said two lots, westerly 150.5 feet; thence north 8° 37' east 183.6 feet; thence south 87° 37' east 221 feet to the corner of Lots Nos. 6 and 7; thence with the line between said two lots, southwesterly 220 feet to the northerly margin of Yancey Drive; thence with the same and around a slight curve, southwesterly 56.5 feet to the beginning.

Being the same property conveyed to Martin S. Roberts, Jr. and wife, Dorothy G. Roberts, by deed from Delbert T. Wilson and wife, Mildred C. Wilson of record in Book 4301, page 920, Register's Office for said County.

This conveyance is made subject to the following encumbrances:
(1) 1977 taxes to be prorated and assumed by Grantees.
(2) A 75-foot building setback line from Yancey Drive, a 10-foot public utility easement along the northerly and westerly lines of the premises, and an anchor easement 2-1/2 x 20 feet at both front corners of the lot, (cont.)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 54,500.00

Subscribed and sworn to before me, this the 31 day of Jan, 19 77

Affiant

My commission expires ~~My Commission Expires April 28, 1980~~ (Affix Seal)

Notary Public

This is ~~unimproved ( )~~ improved (XX) property, known as 4527 Yancey Drive, Nashville, Tennessee (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 Thomas H. Jackson and wife, Lady A. 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., except as stated above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Thomas H. Jackson and wife, Lady A. Jackson, their

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

Witness our hand S this 21st day of January, 19 77, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Martin S. Roberts

Martin S. Roberts, Jr.

Dorothy G Roberts

Dorothy G. Roberts

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Carol E. Milam, a Notary Public in and for said County and State, Martin S. Roberts, Jr. and wife, Dorothy G. Roberts

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 28th day of January 19 77.

Carol E. Milam Notary Public

Commission expires Feb. 18, 1980

CAROL E. MILAM NOTARY PUBLIC DAVIDSON COUNTY TENN.

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.....

(cont.)
and conditions of owner's certificate, as shown on plan of record in Book 2901, page 328, Register's Office for Davidson County, Tennessee.
(3) Restrictive covenants contained in deed from L. L. McMakin, Trustee, to J. William Dalton, Jr., dated June 21, 1949, filed June 29, 1949, and recorded in Book 1728, page 117, Register's Office for Davidson County, Tennessee.
(4) Restrictive covenants contained in deed from Charles A. Yancey and wife, to Joseph W. Woodroof, dated April 15, 1959, filed April 16, 1959, and recorded in Book 2901, page 328, Register's Office for Davidson County, Tennessee.

FEB-3[illegible]	CONV	54,500.00			
FEB-3[illegible]	S'TAX		B*	141.70	
FEB-3[illegible]	PR'FEE		B*	.50	
FEB-3[illegible]	W'DEED		B*	4.00	* 146.20

WARRANTY DEED

FROM
Martin S. Roberts, Jr. and wife, Dorothy G. Roberts
TO
Thomas H. Jackson and wife, Lady A. Jackson

D 8 8 0 2 4

IDENTIFICATION REFERENCE

FEB 3 3 14 PM '77

REGISTER
DAVIDSON COUNTY TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238