Prepared by: Rick M. Johnson
95 White Bridge Rd. Suite 407
Nashville, Tennessee 37205

BOOK 5141 PAGE 604

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ernest C. Jackson, Et ux	Allstate Enterprises Mortgage Co.	Map 42-10
(NAME)	(NAME)	
100 Rhine Drive	627 S. Manchester Avenue	Par 26
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	11D-11300
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) *Dollars,*

Cash in hand paid by the hereinafter named grantees and other good and valuable considerations, the receipt of which is hereby acknowledged including the assumption by the grantees of a certain Deed of Trust of record in Book 4965, page 375, to secure an indebtedness evidenced by a promissory note of even date in the original principal amount of $21,900.00, payable to Allstate Enterprises Mortgage Company, an Ohio Corporation.

We, Charles E. Grams and wife, Mary Ann Grams

have this day bargained and sold, and do hereby transfer and convey unto the said Ernest C. Jackson and wife, Paula H. Jackson

their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Sherry Heights, Subdivision, Section 2, as of record in Book 2331, page 69, Register's Office for said County.

Said Lot No. 20, fronts 109.2 feet on the westerly margin of Rhine Drive, and runs back between lines 159.7 feet on the northerly line and 205.3 feet on the southerly line to a dead line on which it measures 148.7 feet.

Being the same property conveyed to Charles E. Grams and wife, Mary Ann Grams, by deed from Doloris M. Roskopf and husband, Daniel W. Roskopf, of record in Book 4965, page 373, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 24,900.00

Subscribed and sworn to before me, this the 27th day of April 19 77

Affiant

My commission expires: 7-2-79 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 100 Rhine Drive, Madison 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 Ernest C. Jackson and wife, Paula H. 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* Ernest C. Jackson and wife, Paula H. Jackson their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness Our hand S this 27th day of April 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.*

x Charles E. Grams
Charles E. Grams

x Mary Ann Grams
Mary Ann Grams

BOOK 5141 PAGE 605

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, The Undersigned, a Notary Public in and for said County and State,

Charles E. Grams and wife, Mary Ann Grams

the within named bargainors, 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, Davidson County, Tennessee, this 27th day of April, 1977.

Commission expires 7-30-79

Notary Public

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 .....

APR 29 77 CONV 24,900.00
APR 29 77 S'TAX B* 64.74
APR 29 77 PR'FEE B* .50
APR 29 77 W'DEED B* .00
APR 29 77 W'DEED B* 4.00 * 69.24

WARRANTY DEED

FROM
GRAMS; ET UX

TO
Jackson, ET UX

E01290

IDENTIF. REFERENCE

APR 29 12 02 PM '77

FEE $ REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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