This Instrument prepared by:
George E. Mudter, Jr., Atty.
10th Floor, First American Center
Nashville, Tennessee 37238

WARRANTY DEED

311

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Ray Jackson (NAME)	Guaranty Mortgage Company Division (NAME)	75-4
4739 Trenton Drive (STREET ADDRESS OR ROUTE NUMBER)	10th Floor, First American Center (STREET ADDRESS)	211 Field Book No.
Hermitage, Tennessee 37076 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37238 (CITY) (ZONE) (STATE)	4D-24269

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

and other good and valuable considerations, the receipt of all of which is hereby acknowleged,

FIRST AMERICAN NATIONAL BANK OF NASHVILLE

have this day bargained and sold, and do hereby transfer and convey unto XXXXX

JAMES RAY JACKSON, unmarried, his,

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

Being Lot No. 438 on the Plan of Tulip Grove, Section 7, as of record in Book 4300, page 186, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to First American National Bank of Nashville by deed from Guaranty Mortgage Company of Nashville, of record in Book 4985, page 768, Register's Office for said County.

This conveyance is made subject to restrictions of record in Book 4639, page 267, Register's Office for said County.

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 10th day of June 1977

[signature]
Affiant

My Commission expires May 30, 1979 (Affix Seal)

[signature]
Notary Public

This is unimproved / improved (X) property, known as 4739 Trenton Drive, Hermitage, Tennessee 37076
(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 James Ray Jackson, his, *(successors), heirs and assigns forever.* It *covenant*s *that* it is *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 for 1977 taxes which have been prorated and assumed by the Buyer

It *further covenant*s *and bind*s itself, its successors *heirs and representatives, to warrant and forever defend the title to said real estate to said* James Ray Jackson, his, *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness its *hand this* 10th *day of* June, 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.*

FIRST AMERICAN NATIONAL BANK OF NASHVILLE
By: [signature]
Assistant Vice President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Helen D. Scott, *a Notary Public in and for said County and State,* James Ray Jackson

the within named 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 *Tennessee, this* 10th *day of* June, *19*77.

Helen D. Scott *Notary Public*

Commission expires May 30, 1979

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Helen D. Scott, *a Notary Public of the State and County aforesaid, personally appeared* Cauley Harris Haston *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Assistant Vice-President *of the* First American National Bank of Nashville *the within named bargainor, a corporation, and that* he *as such* Assistant Vice President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Assistant Vice-President

Witness my hand and seal, at office in Nashville, Tennessee *this* 10th *day of* June, *19*77.

Helen D. Scott *Notary Public*

Commission expires May 30, 1979

HELEN D. SCOTT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

JUN 13 77	CONV	35,000.00			
JUN 13 77	S'TAX		B*	91.00	
JUN 13 77	PR'FEE		B*	.50	
JUN 13 77	W'DEED		B*	4.00	* 95.50

WARRANTY DEED

FROM FIRST AMERICAN NATIONAL BANK OF NASHVILLE

TO James Ray Jackson, unmarried

E 0 8 6 4 1

IDENTIF. REFERENCE

JUN 13 10 36 AM '77

FELIX ... DAVIDSON COUNTY, TENN. ...ISTER

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

File: George E. Mudter, Jr., Attorney

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