Instrument Prepared By:
D. B. HERBERT

BOOK 5199 PAGE 992

Kelley, Herbert & Crawford
Floor, L & C Tower
ville, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
90-15-148	Mr/Mrs Minor F. Terry	Guaranty Mortgage Company First American Center Nashville, TEnnessee 37238
FIELD BOOK NUMBER(S) 8DA 33726	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 413 Capri Court	LOAN OR ACCOUNT NO. 12914 PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note dated August 21, 1963, in the original principal sum of $20,500.00, payable to Guaranty Mortgage Company, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Donald William Jackson and wife, Sylvia C. Jackson, to Herschel Greer, Trustee, as of record in Book 3628 page 267.

SEP 22 CONV 48,900.00
SEP 22 S'TAX B* 127.14
SEP 22 PR'FEE B* .50
SEP 22 W'DEED B* 4.00 * 131.64

DONALD WILLIAM JACKSON AND SYLVIA C. JACKSON

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MINOR F. TERRY and wife, GERALDINE B. TERRY

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1160, Section 16 on the Plan of Charlotte Park Subdivision, as of record in Book 3300, page 97.

Said Lot No. 1160 fronts 43.85 feet on the westerly side of the cul de sac of Capri Court and runs back between lines, 129.5 feet on the northeasterly side and on the northwesterly side a distance of 145 feet to the surveyed base line and continues northwesterly 35 feet more or less on said line, the rear line showing 100 feet, more or less, on the water mark of the Cumberland River, January 1963, a length of 70 feet more or less, between the surveyed base line and said water mark and a length of 33.2 feet between the said surveyed base line and the northeasterly corner of said lot.

Being the same property conveyed to Donald William Jackson and wife, Sylvia C. Jackson, by deed from Hudson and Driver Construction Company, of record in Book 3614, page 426, the said parties having since divorced.

This conveyance is made subject to restrictions in Book 3502, page 586.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except as shown above and 1977 taxes which Grantees assume and agree to pay.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 26th day of August, 1977.

Donald William Jackson
Donald William Jackson

Sylvia C. Jackson
Sylvia C. Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Mary Ann Selley, a Notary Public in and for the State and County aforesaid, personally appeared the within named Donald William Jackson the bargainor(s), 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, the 26th day of August, 1977.

My commission expires: 8/20/78

Mary Ann Selley
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named Sylvia C. Jackson the bargainor(s), with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN this, the 20th day of September, 1977.

My commission expires: 4-23-78

Douglas A. Brace
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,900.00

X Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF September, 1977

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL)

Douglas A. Brace
Notary Public

E 27463

IDENTIF. REFERENCE

SEP 22 3 50 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
SYLVIA C. JACKSON

TO
MINOR F. TERRY AND WIFE

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
17th Floor, 3rd National Bank Bldg.
Nashville, Tennessee 37219

Please return to:
DAVID B. HERBERT
23rd Floor, L & C Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public