BOOK 5642 PAGE 880

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Donald A. Jackson (NAME)	Guaranty Mortgage Co. (NAME)	11D92239
313 Warrior Rd. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 786 (STREET ADDRESS)	43-15
Madison, TN 37115 (CITY) (STATE) (ZIP CODE)	Brentwood, TN 37127 (CITY) (STATE) (ZIP CODE)	229

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) DOLLARS and other good and valuable consideration including grantees agreement to assume and to pay the balance of the mortgage indebtedness on the premises dated May 25, 1979, of record in Book 5441, page 570, Register's Office for Davidson County, Tennessee.

DONNALD M. EGGERS AND WIFE, SUZANNE T. EGGERS

have bargained and sold, and by these presents do transfer and convey unto the said DONALD A. JACKSON , UNMARRIED

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

BEING Lot No. 118 on the Plan of Arrowhead Estates, Section II, a plan which is of record in Book 5050, page 83, Register's Office for Davidson County, Tennessee.

SAID Lot No. 118 fronts 55 feet on the northerly margin of Warrior Road and extends back between parallel lines measuring 147 feet to a dead line in the rear measuring 55 feet thereon.

BEING the same property conveyed to Donald M. Eggers and wife, Suzanne T. Eggers by deed from Jack Driver and Sons, Inc., of record in Book 5441, page 567, Register's Office for Davidson County, Tennessee.

Grantors further transfer and convey unto grantees the funds held in escrow and do hereby authorize Guaranty Mortgage Company to transfer the existing insurance on the premises to grantee.

This is improved (xx) unimproved ( ) property, known as 313 Warrior Road, Madison, TN 37115
(House Number) (Street)

(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 22nd day of August, 1980.

DONALD M. EGGERS: X Donald M. Eggers

SUZANNE T. EGGERS: X Suzanne T. Eggers

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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 Donald M. Eggers and wife, Suzanne T. Eggers

the 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, Tennessee, this 22nd day of August, 1980.

My commission expires 4/18/82 Notary Public James K. Thomas

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 $ 36,357.66
This is equal to or greater than the property would bring at a fair and voluntary sale.

Donald A Jackson

Sworn to and subscribed before me
this 22nd day of August, 1980.

My commission expires 6 February, 1982 Notary Public Marie B. Cummings

This instrument was prepared by:
DOAK & RIZOR ATTORNEYS - 2525 Lebanon Rd., Nashville, TN 37214
Name Address

WARRANTY DEED

FROM

DONNALD M. EGGERS ET UX

SUZANNE T. EGGERS

TO

DONALD A. JACKSON

G 0 4 5 8 8

IDENTIF. REFERENCE

AUG 27 9 21 AM '80

Pioneer National Title Insurance Company
Public Square Building
311 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MG - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

36357.66- CO
94.64 CO TX
.50 PRFEE
6.00 WDEED
CHECK 101.14-
8336A08/27/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G045888

IDENTIF. REFERENCE

AUG 27 9 21 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TENN.

No. 776324