This instrument prepared by: Homer R. Ayers, Attorney, 223 Madison Street, Madison, TN 37115

Mail

BOOK 5688 PAGE 937

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| DAN C. DENTON, SR., ET UX | SAME | Map 24 |
| (NAME) 1030 Westchester Dr. | (NAME) | Parcel 35 |
| (STREET ADDRESS OR ROUTE NUMBER) Madison Tn 37115 | (STREET ADDRESS) | 10 D 28675 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* ----------TEN AND 00/100---------- ($10.00) ---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

MAVOLINE JACKSON, widow, hereinafter referred to as Grantor,

*have this day bargained and sold, and do hereby transfer and convey unto the said* DAN C. DENTON, SR. AND WIFE, RAMONA JEAN DENTON, hereinafter referred to as Grantees,

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

Land in the 10th Civil District of Davidson County, Tennessee, described according to an unrecorded survey by Donald R. Carver, Surveyor, Lic. No. 271, dated May 5, 1979, as follows: Beginning at an iron pin on the easterly margin of Brick Church Pike, a corner to Townes' property identified as Map 24, Parcel 34, thence leaving said margin and along a fence row North 82° 09' East 676.04 feet to an iron post; thence North 3° 00' East 365.00 feet to an iron pin; thence North 86° 00' West 873.00 feet to an iron post on the easterly margin of Brick Church Pike, thence along said margin South 36° 00' East 117.00 feet to a point; thence South 15° 00' East 438.00 feet to an iron pin, the point of beginning, and containing 7.60 acres, more or less.

Being the same property conveyed to J. B. Jackson and wife, Mavoline Jackson, by deed of record in Book 4848, page 467, Register's Office for Davidson County, Tennessee; the said J. B. Jackson having since died, property vests solely in Mavoline Jackson.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 20,250.00

Subscribed and sworn to before me, this the 4 day of December 19 80.

Affiant Dan C. Denton, Sr.

My commission expires: 3/15/81 (Affix Seal)

Notary Public Carolyn F. Waddey

NOTARY PUBLIC * CARLYN F. WADDEY * STATE OF TENNESSEE

unimproved ( )
This is improved ( ) property, known as ..... (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* Grantees, their *(successors),*

*heirs and assigns forever* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their
*(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand this* 4th *day of* December *19* 80, *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

Mavoline Jackson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAVOLINE JACKSON, widow

the within named bargainor ....., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Madison Tennessee, this 4 day of December, 1980.

Carolyn F. Waddey Notary Public

Commission expires 3/15/81

CAROLYN F. WADDEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 .....

**WARRANTY DEED**

FROM

MAVOLINE JACKSON

TO

DAN C. DENTON, SR., ET UX

G 21350

IDENTIF. REFERENCE

DEC 11 10 43 AM '80

FELIX [illegible]
DAVIDSON COUNTY REGISTER

Compliments of
**Commonwealth Title Agency of Nashville, Inc.**
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 5688 PAGE 939

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - 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 |
|---|---|---|---|---|
| | | | 20:50.00- CO | |
| | | | 59.52 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDELD | |
| | | | CHECK | 59.02- |
| 9504 | 12/11/80 | BAL | | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 1-3 5 0

IDENTIF. REFERENCE

DEC 11 10 43 AM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 796798