This instrument prepared by: Mark J. Mathiesen, Attorney, 223 Madison Street, Madison, TN 37115

BOOK 5713 PAGE 698

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ALICE FRANCES CRANFORD ET AL (NAME:)	SAME (NAME:)	Map 50
712 S. Summerfield Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcels 47, 49 and 49.1
Madison, Tn. 37115 (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,

TOM POLLARD JACKSON AND WIFE, MILDRED C. JACKSON, hereinafter referred to as Grantors,

have bargained and sold, and by these presents do transfer and convey unto the said ALICE FRANCES CRANFORD AND CAROLENE MARIE BANDY, as tenants-in-common, hereinafter referred to as Grantees, a one-half undivided interest their *heirs and assigns, a certain tract or parcel of land in* Davidson *County, State of Tennessee, described as follows, to-wit:*

Two tracts of land in the 12th, formerly the 21st, Civil District of Davidson County, Tennessee, as follows:

FIRST TRACT: Described according to a survey and plat thereof made May 6, 1919, by Erle Drake, County Surveyor, as follows: Beginning at a point in the center of the Dickerson Turnpike, Stephen Saunders' southeast corner; running thence with the center of said Turnpike, South 8-1/2 deg. east 67.50 poles to a point; thence North 88 deg. west 90.65 poles to a point; thence South 6-1/2 deg. west 30.42 poles to a point; thence North 87-3/4 deg. west 57.45 poles to a point; thence South 86-3/4 deg. west 27.57 poles to a point; thence North 2-1/2 deg. east 81.32 poles to a point; thence east 84.60 poles to a point; thence North 3/4 deg. east 14.54 poles to a point; thence South 88 deg. east 81.26 poles to the beginning, containing according to a survey 78.65 acres.

SECOND TRACT: Lying between the Dickerson Pike and the Brick Church Pike and being off the west end of Stephen Saunders' Farm and containing 27 acres by survey of W. B. Southgate, Surveyor, made July 17, 1919, and described as follows:

Beginning at a stake, the southwest corner of said Saunders' Farm and Dews', formerly W. R. Saunders', northwest corner in Whitaker's formerly Walker's east boundary line; thence North 3 deg. east 26.8 poles to a stone, Whitaker and Cole's corner; thence with Cole's line, North 2 deg. 10' East 69.8 poles to a stone on the west side of a small branch, the northwest corner of said Saunders' Farm and George M. Newlin's southwest corner; thence South 88-1/2 deg. east 28.4 poles to a stake in said Saunders' north boundary line

(CONTINUED)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,000.00

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

Affiant

My commission expires: 1-22-84 (Affix Seal)

Notary Public

02/24 40.70- CHECK

1334

and said Newlin's south boundary line; thence South 17-1/2 deg. east 100.2 poles to a walnut tree in said Saunders' south boundary line and Dews' north boundary line; thence with said line, North 89 deg. 50' West 62.3 poles to the beginning.

BEING the same property conveyed to Tom Pollard Jackson by deed from Georgia Anne Jones, a widow, of record in Book 1714, page 225, Register's Office for Davidson County, Tennessee. Mildred C. Jackson joins in this conveyance for the purpose of conveying any right, title or interest in and to said property which she may have, marital or otherwise.

INCLUDED in the above description but EXCLUDED from this conveyance are portions of the above premises having been heretofore conveyed by deeds of record in Book 4036, page 637, being more specifically identified as Map 50, Parcel 50, on the Tax Records of said County, and Book 5546, page 86, being more specifically identified as Map 50, Parcel 47.1, on the Tax Records of said County, Register's Office for Davidson County, Tennessee; to which deeds reference is hereby made for a more complete description.

This is unimproved ( ) improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

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.*

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.*

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

Tom Pollard Jackson

Mildred C. Jackson

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 TOM POLLARD JACKSON AND WIFE, MILDRED C. JACKSON

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 Madison, Tennessee, this 4th day of December, 19 80.

Mary Mathews, Notary Public.

Commission Expires 1-22-84

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, 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 , this day of , 19 .

, Notary Public.

Commission Expires .

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 .

G30477

IDENTIFICATION

FEB 24 1 17 PM '81

REGISTER DAVIDSON COUNTY, TENN.

RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5713 PAGE 701

FOR _____

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
			12000.00- CO	
			31.20 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	40.70-
			1334A02/24/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G30477-

IDENTIF. REFERENCE

FEB 24 1 17 PM '81

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

No. 808169