#2418

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
George E. Mudter, Jr., Atty.
254 Highlands Building
Brentwood, Tennessee 37027

BOOK 6028 PAGE 86

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr/Ms. Thomas H. Jackson		
Mr. Thomas H. Jackson, Jr. (NAME)	First Tennessee Bank N. A. Memphis (NAME)	160-14C
915 Evans Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 474 (STREET ADDRESS)	6
Nashville, TN 37204 (CITY) (STATE)	Memphis, Tennessee 38101 (P. O. ZIP) (CITY) (STATE) (ZIP)	6DU-79376

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ANN P. HUGGINS, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS H. JACKSON and wife, LADY A. JACKSON and THOMAS H. JACKSON, JR.

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 706 on the Plan of Brentwood Trace Condominiums, Section Two, as of record in Plat Book 5200, pages 376 & 377, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Ann P. Huggins, unmarried, by deed from Haury & Smith Contractors, Inc. of record in Book 5875, page 569, said Register's Office.

This conveyance is made subject to: (1) 1983 Taxes, which have been prorated and assumed by the Buyer(s); (2) By-Laws of record in Book 5818, page 925 amended in Book 5868, page 70; (3) Covenants, Conditions, Restrictions and Agreements of record in Book 5818, page 915; and (4) All matters appearing on the Plan of record in Plat Book 5200, pages 376 & 377, said Register's Office.

H 3 8 6 4 7

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IDENTIF. REFERENCE

MAR 29 10 49 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PAID

unimproved ( )
This is improved (XX property, known as 706 Fox Ridge Drive, Brentwood, Tennessee 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 24th day of March, 19 83

Attorney-in-fact for the said Ann P. Huggins by Power of Attorney, recorded simultaneously herewith.

Ann P. Huggins by Bob Huey Attorney-in-fact
ANN P. HUGGINS

STATE OF TENNESSEE

BOOK 6028 PAGE 87

COUNTY OF _____

Personally appeared before me, the undersigned, 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____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE

COUNTY OF _____

Before me, the undersigned, 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 as such _____, 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 _____.

Witness my hand and official seal, at _____,

this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

On this 24th day of March, 1983, before me personally appeared Bob Guy, to me known to be the person who executed the foregoing instrument in behalf of Ann P. Huggins, and acknowledged that he executed the same as the free act and deed of the said Ann P. Huggins.

Witness my hand and official seal, at office in Nashville, Tennessee this 24th day of March, 1983.

Notary Public

My commission expires: 1-20-85

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF March 1983.

MY COMMISSION EXPIRES: 1-20-85
(AFFIX SEAL)

Notary Public

6381 03/29 13:

WARRANTY DEED

FROM

ANN P. HUGGINS, unmarried

TO

THOMAS H. JACKSON and wife,

LADY A. JACKSON and THOMAS H.

JACKSON, JR.

File Box 38

First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR BOOK 6028 PAGE 88

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			48500.00-	CO
			126.10	CO TX
			.50	PRFEE
			6.00	WDEED
				CHECK 132.60-
			6381 A03/25/83	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 8 6 4 7

IDENTIF. REFERENCE

MAR 29 10 49 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 938236