FIELD BOOK NO. FH23806, 145-14;49

This Instrument Prepared By
Hartzog, Harris & Silva
Attorneys at Law
Fifth Avenue North and Fair Street
Franklin, Tennessee 37064

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, D. C. ALTENBERN and wife, DEE PHILLIPS ALTENBERN, have bargained and sold and by these presents do transfer and convey unto THOMAS H. JACKSON and wife, LADY A. JACKSON, their heirs and assigns forever, the following described property, to wit:

> Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Galaxy Estates, as of record in Book 4175, page 77, Register's Office for said County.
>
> Said Lot No. 11 fronts 96.61 feet on the northerly side of Carl Seyfert Memorial Drive and extends back 307.00 feet on the easterly line and 260.66 feet on the westerly line to a dead line, which is broken line measuring 356.00 feet thereon.
>
> Being the same property conveyed to D. C. Altenbern and wife, Dee Phillips Altenbern, by deed of Haury and Smith Contractors, Inc., dated November 16, 1972 and of record in Book 4656, page 585, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Any disclosures which the Plan of Galaxy Estates, of record in Book 4175, page 77, Register's Office of Davidson County, Tennessee, might indicate.

2. All visible easements lying on and across the property.

01/27 477.50- CHECK

9421

3. Applicable zoning ordinances and building regulations.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 27th day of January, 1984.

D. C. ALTENBERN

DEE PHILLIPS ALTENBERN

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Clarence J. Thomas, a Notary Public in and for said County and State, the within named D. C. ALTENBERN and wife, DEE PHILLIPS ALTENBERN, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of January, 1984.

Clarence J. Thomas
Notary Public

My Commission Expires:
Feb. 4, 1987

STATE OF TENNESSEE

BOOK 6222 PAGE 79

COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $180,000.00.

Affiant

Sworn to and subscribed before me on this the 27th day of January, 1984.

Notary Public

My Commission Expires:

Feb. 4, 1987

SEND TAX STATEMENTS TO:

HERITAGE FEDERAL SAVINGS & LOAN ASSN.

PO Box 581

FRANKLIN, TN. 37064

address of Buyer

1231 Carl Leyfert Dr.

Brentwood, Tenn 37027

100215

IDENTIF. REFERENCE

JAN 27 11 50 AM '84

REGISTER DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6222 PAGE 80

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
			180000.00- CAMT.	
			468.00 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	477.50-
9421A01/27/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10021 5

IDENTIF. REFERENCE

JAN 27 11 50 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 9748