PERSON RESPONSONSIBLE FOR TAXES:

James T. Jackson (Lessor)

6411 Robertson Ave.

Nashville, Tenn. 37209

This instrument prepared by
Stella L. Hargrove
Attorney at Law
Columbia, Tennessee

WARRANTY DEED

BOOK 6412 PAGE 551

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten ($10.00) Dollars cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, COLUMBIA PRODUCTION CREDIT ASSOCIATION, a corporation created under the Acts of Congress, hereinafter called Grantor, has this date bargained and sold and does hereby sell, transfer and convey unto JAMES T. JACKSON and wife, PATTY A. JACKSON, as tenants by the entirety, their heirs and assigns, hereinafter called Grantees, the following-described real estate located in the Eighth (8th) Civil District of Davidson County, Tennessee, to-wit:

Beginning at an iron pin with a large sassafras in the northerly margin of Old Charlotte Road, said iron pin being the front common corner of Tracts No. 9 and 10 on said survey, said iron pin located North 68° 30' East 215 feet, North 76° East 100 feet, South 89° 30' East 100 feet, South 85° East 100 feet, South 87° 30' East 25 feet along the northerly margin of Old Charlotte Road from the southeast corner of the property conveyed to John B. Upchurch, et al, by Deed from Roy McPherson, an unmarried man, of record in Book 4164, Page 257, Register's Office of Davidson County, Tennessee; thence with the line between said Tracts Nos. 9 and 10, North 3° West 575 feet, more or less, to an iron pin with three small hickories in Sam's southerly line; thence with Sam's southerly line, South 85° East 284.5 feet, more or less, to a stone at the corner of a fence; thence South 3° West 550 feet, more or less, to an iron pin in the property line located 25 feet from the center of and in the northerly margin of Old Charlotte Road; thence with the northerly margin of said Road, passing pointers located 25 feet from the center thereof, South 85° 30' West 90.5 feet, North 89° 30' West 100 feet and North 87° 30' West 75 feet to the point of beginning, containing 3.4 acres, more or less.

Being the same property conveyed to Grantor herein by Trustee's Deed of record in Book 5938, Page 581, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate together with all of the rights, titles, interests, easements and appurtenances thereunto belonging unto JAMES T. JACKSON and wife, PATTY A JACKSON, as tenants by the entirety, their heirs and assigns, in fee simple forever.

3857

GRANTOR COVENANTS with the said Grantees, their heirs and assigns, that it is lawfully seized and possessed of said real estate, has a good and lawful right to convey the same and that it is unencumbered.

GRANTOR FURTHER COVENANTS and hereby binds itself, its heirs and personal respresentatives that it will forever warrant and defend the title to said real estate unto the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my signature this the 24 day of October, 1984.

COLUMBIA PRODUCTION CREDIT ASSOCIATION

BY: Paul Boehms

PAUL BOEHMS, PRESIDENT

ATTEST:

William M. Fox

BOOK 6412 PAGE 562

STATE OF TENNESSEE

COUNTY OF Maury

Before me, the undersigned Notary Public, in and for the said State and County, personally appeared Paul Boehms and William M. Fox, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the President and Asst. Vice President-Credit respectively, of Columbia Production Credit Association, the within named bargainor, a corporation, and that they as such President and Asst. Vice President-Cr., respectively, being authorized to so do, executed the foregoin instrument for the purposes there contained by signing the name of the corporation by themselves.

Witness my hand and seal at Columbia, Tennessee, this 24 day of October, 1984.

Geraldine Jackson

NOTARY PUBLIC

My commission expires: April 21, 1987.

TRANSFER OATH

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 4000.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Plat 113 pp. 169

Road
37209

AFFIANT

SWORN TO AND SUBSCRIBED before me this the 26 day of October, 1984.

NOTARY PUBLIC

My commission expires: 7-27-1986.

BOOK 6412 PAGE 563

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T. IDENTIF. REFERENCE

Oct 26 11 27 AM '84

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6412 PAGE 564

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

4000.00- CAMT.
10.40 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 19.90-
2287A10/26/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 9 4 6 2

T
IDENTIF. REFERENCE

Oct 26 11 27 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0080486