File Box 43

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $39,000.00

Nancy A. Merrimon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF February, 1985.

Notary Public

MY COMMISSION EXPIRES 4/20/86

BOOK 6502 PAGE 188

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, CORNER OF FIRST AND UNION, NASHVILLE, TN 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| J & N Properties<br>Johnny Merrimon &<br>Nancy A. Merrimon, Partners<br>1023 Ville Place<br>(STREET ADDRESS OR ROUTE NUMBER)<br>Nashville, TN 37212<br>(CITY) (STATE) (P. O. ZIP) | SAME<br>(NAME)<br>(STREET ADDRESS)<br>(CITY) (STATE) (ZIP) | 23W-2065<br>94-1 #374 |

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, WE, NEIL E. JACKSON, JR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J & N PROPERTIES, a Partnership consisting of Johnny Merrimon and Nancy A. Merrimon

HEREINAFTER CALLED THE GRANTEES, THEIR 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 a house and lot located on Lot No. 197 on the Map of Edgefield Land Company's First Subdivision, of record in Book 57, Page 130, Register's Office for Davidson County, Tennessee and fronting fifty (50) feet on the northerly boundary of Long Avenue and running back between parallel lines one hundred fifty (150) feet to an alley.

BEING the same property conveyed to Neil E. Jackson, Jr. by deed from Ruby C. Williams, unmarried, of record in Book 5527, Page 884, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

AS PART OF THE ABOVE CONSIDERATION, IT IS AGREED AND UNDERSTOOD that the above named Grantees assume and agree to pay the remaining unpaid balance on a promissory note secured by a Deed of Trust in favor of Ruby C. Williams, of record in Book 5527, Page 887, said Register's Office, payable according to the terms and conditions therein.

The Grantor herein warrants that the above property does not constitute his principal place of residence.

This is unimproved ( ) improved (X) property, known as 1507 Long Avenue (House Number) (Street) Nashville, TN 37206 (P. O. Address) (City or Town) (Postal Zip)

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, unless otherwise herein set out, 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. 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.

Witness my hand this 26th day of February, 19 85

x Neil E. Jackson, Jr.
Neil E. Jackson, Jr.

STATE OF TENNESSEE
Davidson County

BOOK 6502 PAGE 189

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Neil E. Jackson, Jr.

or proved to me upon the basis of satisfactory evidence 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 Nashville, Tennessee, this 26th day of February, 1985.

Commission expires 4-20-86

Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

**WARRANTY DEED**

FROM
NEIL E. JACKSON, JR.

TO
JOHNNY MERRIMON & NANCY A. MERRIMON,
A Partnership

IDENTIF. REFERENCE

I 8 6 2 9 9

MAR 1 1 23 PM '85
FELIX A. NIELSEN II REGISTER
DAVIDSON COUNTY, TN

**Return to:**
**LAWYER'S ESCROW SERVICE**
ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

03/01 137.90-1CHECK

5169

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 6502 PG 190

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

39000.00- CAMT.
101.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 107.90-
5069A03/01/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.B.6299

IDENTIF. REFERENCE

MAR 1 1 23 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 112355