FILE BOX 38 # 3696

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 6527 PAGE 436

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ROGER T. JACKSON (NAME)	FIRST TENNESSEE BANK (NAME)	Map 117-15-A
1809 Hillmont Drive, Unit TH-B4 (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1000, Dept. 47 (STREET ADDRESS)	Parcel 8
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38148 (CITY) (STATE) (ZIP)	FB# 16DA-23722

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, OSCAR TIVIS NELSON, JR. , unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROGER T. JACKSON and wife, CECLIA A. JACKSON

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. TH-B-4 in a Horizontal Property Regime on the Plan of Green Hills Terrace, as of record in Plat Book 5200, page 64, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Oscar Tivis Nelson, Jr., unmarried, by deed from Ervin M. Entrekin, Trustee, of record in Book 5354, page 755, said Register's Office.

This conveyance is made subject to: (1) 1985 Taxes, which have been prorated and assumed by the Grantee(s); (2) Master Deed of record in Book 5304, page 702; (3) Easements in Book 3879, page 569 and Book 4320, page 896 and (4) All matters appearing on the Plan of record in Plat Book 5200, page 64, said Register's Office.

I 9 4 5 2 5

IDENTIF. REFERENCE

APR 5 9 28 AM '85

FEE [illegible] REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 1809 Hillmont Drive, Unit TH-B4, Nashville, Tennessee 37215

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 1st day of April, 19 85.

Oscar Tivis Nelson Jr.
OSCAR TIVIS NELSON, JR.

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 OSCAR TIVIS NELSON, JR. the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of April, 19 85.

My commission expires 1/10/89 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, or proved to me on the basis of satisfactory evidence, 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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,700.00

Roger T. Jackson Celia A. Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF April, 19 85.

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL) _____ Notary Public

3422 54/55 30.72 [illegible]

WARRANTY DEED

FROM

OSCAR TIVIS NELSON, JR.

TO

ROGER T. JACKSON and wife,
CECLIA A. JACKSON

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

437

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

RECEIVED OF _____

FOR _____

BOOK 6527 PAGE 438

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
			74700.00-	GAINT
			194.22	CSTAX
			.50	PRFEE
			6.00	WDEED
				CASH 200.72-
			5422A04/05/85	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1945.25

IDENTIF. REFERENCE

APR 5 8 28 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 122431