BOOK 6571 PAGE 944

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

# WARRANTY DEED

| ADDRESS NEW OWNERS: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| Ronald Edward Jackson, ETUX<br>205 East Ave<br>Goodlettsville, Tn. 37072 | Same as new owner | Map 26-5<br>Parcel 15<br>GO-07878 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, FRANK R. TINNON, JR. and wife, PRISCILLA BROWN TINNON, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said RONALD EDWARD JACKSON and wife, NINA SWALLOWS JACKSON, hereinafter referred to as 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 Lot No. 13 on Block D on the Plan of Roscoe Place, of record in Book 843, page 72, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 50 feet on the westerly side of Hudson Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Frank R. Tinnon, Jr., by quitclaim deed from Leslie T. Ayers and Marie Tinnon, individually and as Executrix of the estate of Frank R. Tinnon, Sr., deceased, being filed for record simultaneously herewith.

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, the GRANTORS, 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 warrant that the same is unencumbered, except 1985 State, County and City of Goodlettsville taxes prorated and assumed in full by Grantees.

And We, the GRANTORS, 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.

WITNESS our hands on this the 31st day of May, 1985.

FRANK R. TINNON, JR.

Priscilla Brown Tinnon
PRISCILLA BROWN TINNON

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 FRANK R. TINNON, JR. and wife, PRISCILLA BROWN TINNON, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 31st day of May, 1985.

Dianne M. Catley
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $35,000.00.

Ronald Edward Jackson
Affiant

Sworn to and subscribed before me, this the 31st day of May, 1985.

Dianne M. Catley
NOTARY PUBLIC

My Commission Expires: 1-19-88

FILED
JUN 3 1 1985 AM PM
REGISTER OF DEEDS, DAVIDSON COUNTY, TN
IDENTIF. REFERENCE
J 0 9 9 0 4

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

RECEIVED OF _____

FOR _____

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

35000.00- CAMT.
91.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 97.50-
3890A06/03/85 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

J.09604

IDENTIF. T REFERENCE

JUN 3 1 55 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 140427