Mail

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

[illegible] 744

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Wilfred D. Warner 1003 Joyce Lane Nashville, Tn. 37216	Same as new owner	Map 53-3 Parcel 5 4D-40255

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, ELIZABETH C. JACKSON, a widow, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto the said WILFRED D. WARNER, a single man, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 154 of Section "C" of Village of Old Hickory all on the Plan recorded July 16, 1948, of record in Book 1424, page 66, Register's Office for Davidson County, Tennessee, fronting 62.0 feet on Bryan Street, containing 0.09 acres, more or less.

Subject to and/or reserving one permanent easement 2.5 feet wide for utilities, together with all right in connection with said easement, including the ingress and egress over the property herein conveyed for servicing easement, all as shown on said recorded plan, which is made a part of this description by reference thereto.

Being the same property conveyed to Clayton E. Jackson and wife, Elizabeth C. Jackson, by deed from E. I. duPont deNemours and Company, a Delaware corporation, of record in Book 2016, page 632, Register's Office, Davidson County, Tennessee. The said Clayton E. Jackson having since died, property now vests solely in Elizabeth C. Jackson, as surviving tenant by the entirety.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

And the GRANTOR does covenant with the said GRANTEE, that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrant that the same is

unencumbered, except 1985 State and County taxes, prorated and assumed in full by the Grantee.

BOOK 6646 PAGE 745

And the GRANTOR does further covenant and bind herself, her, heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand on this the 30th day of August, 1985.

Elizabeth C Jackson
ELIZABETH C. JACKSON

WITNESS:

Johnnie Sue Curfman
JOHNNIE SUE CURFMAN

MAIL TAX

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
SEP 4 9 25 AM '85

IDENTIFICATION REFERENCE
33591

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 ELIZABETH C. JACKSON, a widow, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 30th day of August, 1985.

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 $50,500.00.

Affiant

Sworn to and subscribed before me, this the 30th day of August, 1985.

NOTARY PUBLIC

My Commission Expires: 1-19-88

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6646 PAGE 746

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			60500.00- CAMT.	
			131.30 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	137.80-
3498A	09/04/85		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33591.

IDENTIFICATION REFERENCE

SEP 4 9 25 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 169314