This Instrument Prepared By:
DEAN ROBINSON, ATTORNEY
225 Lebanon Road - Box 425
Mt. Juliet, TN 37122

BOOK 6681 PAGE 520

| ADDRESS NEW OWNER: | SEND TAX BILLS: | MAP-PARCEL: |
|---|---|---|
| Terry L. Jackson, et ux | FirstBank Mortgage Co. | Map 87-9 |
| 121 West Main Street | P. O. Box 6548 | Parcel 44 |
| Watertown, TN 37184 | Springfield, IL 62708 | |

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, James S. Gordon and wife, Barbara Gordon, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Terry L. Jackson and wife, Jennifer K. Jackson, 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 Lot No. 194 on the Plan of Valley Grove Section 8, as of record in Plat Book 5200, page 606, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description.
>
> Being the same property conveyed to James S. Gordon and wife, Barbara Gordon by virtue of a deed from Ben Dixon and wife, Margaret Dixon, as of record in Book 6349, page 83, Register's Office for Davidson County, Tennessee.
>
> It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Capitol Mortgage Corporation, of record in Book 6354, page 544, Register's Office for Davidson County, Tennessee, and that the escrow account in connection with the aforesaid mortgage is hereby transferred to the said Grantees.

This is improved property known as 4544 Brooke Valley Drive, Hermitage, Tennessee, 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 6139, page 443 and easements, covenants and conditions as shown on the plan of record in Book 5200, page 606, said Register's Office.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 our hands this 9th day of October, 1985.

JAMES S. GORDON

BARBARA GORDON

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James S. Gordon and wife, Barbara Gordon, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 9th day of October, 1985.

NOTARY PUBLIC

My Commission Expires: 10/12/86

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is $64,543.43.

AFFIANT

Subscribed and sworn to before me this 9th day of October, 1985.

4423O

IDENTIFICATION REFERENCE

OCT 14 2 08 PM '85

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 10/12/86

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6681 PAGE 522

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 64543.43- CAMT. | |
| | | | 167.70 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 174.20- |
| 6244A | 10/14/85 | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44230

IDENTIFICATION REFERENCE

Oct 14 2 00 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 181734