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

BOOK 6691 PAGE 526

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 45
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, Ben Dixon and wife, Margaret Dixon, 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. 193 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 Ben Dixon and wife, Margaret Dixon by virtue of a deed from Robert E. Earheart and wife, C. Lucretia Earheart, as of record in Book 6163, page 863, 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 Bok 6354, page 535, as re-recorded in Book 6355, page 564, 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 4540 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.

Ben Dixon
BEN DIXON

Margaret Dixon
MARGARET DIXON

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 **Ben Dixon and wife, Margaret Dixon**, 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.

Dean Robinson
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

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN
OCT 14 2 09 PM '85
IDENTIFICATION REFERENCE
4 4 2 3 2

AFFIANT

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

Dean Robinson
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 528

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
		64543.43-	CAMT.	
		167.70	CSTAX	
		.50	PRFE	
		6.00	WDE	
			CHECK	174.20-
0246A	10/14/85	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44232

IDENTIFICATION REFERENCE

OCT 14 2 00 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 181736