Book 5.Y

BOOK 7092 PAGE 241

FROM: Eddie W. Jackson, Trustee
Eddie W. Jackson, an individual, and
Barbara Jackson, wife, an individual

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

TO: Chester B. Atkins and
H. Ray Ragsdale

Address New Owner as follows: TAX Bills; DEARBORN & Ewing

Map-Parcel No.

901 Eighteenth Avenue South
Nashville, Tennessee

92-16, 321

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of December, 1986.

Notary Public

My Comm. Expires: 11-1-87

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Eddie W. Jackson, Trustee, with full power to transfer, convey and encumber without joinder of any beneficiary, Eddie W. Jackson, an individual, and Barbara Jackson, wife, an individual, hereinafter collectively called "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto Chester B. Atkins and H. Ray Ragsdale, herein collectively called "GRANTEE", GRANTEE'S successors, heirs, and assigns, a certain tract or parcel of land in Davidson, County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit "B".

This is improved property known as 903 Eighteenth Avenue South.

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, GRANTEE'S successors, heirs, and assigns, forever, and GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind themselves, their heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, successors, 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 its hand this 30th day of December, 1986.

Eddie W. Jackson, Trustee

Barbara Jackson

Eddie W. Jackson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Eddie W. Jackson, Trustee, 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 seal, at office in Nashville, Tennessee, this the 30th day of December, 1986.

NOTARY PUBLIC

My Commission Expires: 11-1-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Barbara Jackson, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 30th day of December, 1986.

NOTARY PUBLIC

My Commission Expires: 11-1-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Eddie W. Jackson, 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 seal, at office in Nashville, Tennessee, this the 30th day of December, 1986.

NOTARY PUBLIC

My Commission Expires: 11-1-87

EXHIBIT A

Land in Davidson County, Tennessee, being lot No. 149 in O. B. Hayes' Plan of Small Lots, as of record in Plan Book 1, page 81, Chancery Court at Nashville.

Said lot No. 149 fronts 50 feet on the westerly side of 18th Avenue South, formerly Shields Avenue, or Lamar Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Eddie W. Jackson Trustee for undisclosed beneficiaries with full power to sell, mortgage, and convey by Installment Deed from J. B. Kohl, Jr., and wife, Mary Kohl, of record in Book 4760, page 918, Register's Office for Davidson County, Tennessee.

79059

IDENTIFICATION REFERENCE

DEC 31 6 28 PM '86

FELIX E. ... REGISTER
DAVIDSON COUNTY, TN

EXHIBIT B

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

~~1. Metropolitan Government taxes for the year 1986.~~ Paid

2. Easement for sewer as shown on the Metropolitan Engineers Map.

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
			16500.00- CAMT.	
			462.00 CSTAX	
			.50 [illegible]	
			12.00 [illegible]	
			[illegible]	474.50-
			3920A12/31/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79059

IDENTIFICATION REFERENCE

Dec 31 6 28 PM '86

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 29589