# W A R R A N T Y  D E E D

For and in consideration of the sum of Thirty-Three Thousand Dollars ($33,000.00), paid in cash, the receipt and sufficiency of which is hereby acknowledged, we, GLENN O. GARRETT and wife, FRANCIS S. GARRETT, have bargained and sold and hereby transfer and convey to JOHN KEITH JACKSON and wife, MARY LEE JACKSON, their heirs and assigns, a one-half undivided interest in a parcel of land located in Davidson County, Tennessee, and more particularly described as follows:



93-8
Par 89

Tract No. 1: Land lying in the First Civil District of Davidson County, Tennessee, said tract of property being known as part of Lot #10 on the plan of D. B. Cooper's Addition to East Nashville of record in Plat Book 57, page 154, Register's Office for Davidson County, Tennessee, and further described according to a boundary survey of Roy Dale & Associates dated March 12, 1981, as follows:

93-8
Par 86 JW

Beginning at an iron pin being located at the common easterly right of way margin of Interstate 40 and the northerly right of way margin of Davidson Street, thence with the right of way margin of Interstate 40 N 10 deg. 07' 46" W a distance of 173.58 feet to a concrete monument, thence continuing along said Interstate 40 right of way margin N 25 deg. 38' 18" W a distance of 28.2 feet to an iron pin, thence along a line N 58 deg. 23' E a distance of 188.89 feet to an iron pin, thence along a line S 18 deg. 31' 00" E a distance of 66.36 feet to an iron pin, thence along a line S 10 deg. 51' 30" W a distance of 42.45 feet to an iron pin, thence along a line S 77 deg. 09' 30" E a distance of 25.0 feet to an iron pin, thence along a line S 18 deg. 25' 19" E a distance of 214.08 feet to an iron pin located in the northerly right of way margin of Davidson Street, thence along said right of way margin N 85 deg. 24' W a distance of 223.95 feet to the point of beginning and containing 1.166 acres more or less.

Being the same property conveyed to Fred C. Martin and Glenn O. Garrett by deed from Ora Jean Pendleton, unmarried of record in Book 5796, page 979, Register's Office of Davidson County, Tennessee.

INCLUDED in the above description but EXPRESSLY EXCLUDED HEREFROM is the following described property from Fred C. Martin and Glenn O. Garrett, to Ernest Marvin Fleming, Jr., and wife M. K. Ivone Fleming, of record in Book 5816, page 646, said Register's Office, described as follows:

A tract of land lying in the First Civil District of Davidson County, Tennessee, said tract of property being known as part of Lot No 10 on the plan of D. B. Cooper's Addition to East Nashville, of record in Plat Book 57, page 154, Register's Office for Davidson County, Tennessee, and further known as Tract B-2 on a boundary survey of Roy Dale & Associates dated March

Mail

PREPARED BY
ALLEN SHOFFNER
ATTORNEY AT LAW
SHELBYVILLE, TENN

12, 1981, and described according to said survey as follows:

Beginning at an iron pin being located on the northerly margin of Davidson Street, being 159.05 feet from an iron pin located in the northerly margin of Davidson Street and the westerly margin of South Fifth Street; thence along the northerly margin of Davidson Street N 85 deg. 24' 00" W, 223.95 feet to an iron pin; thence N 10 deg. 07' 46" W 85.57 feet to a point; thence N 59 deg. 23 ' 52" E, 198.23 feet to an iron pin; thence S 18 deg. 23' 19" E 214.08 feet to the point of beginning, containing 0.689 acres, more or less.



APPURTENANT EASEMENT

ALSO INCLUDED is an 18 foot easement for ingress and egress along the entire western boundary line of said property and further described as follows:

Beginning at an iron pin in the northerly margin of Davidson Street, said pin being in the southwestern corner of Tract B-2 on the boundary survey by Roy Dale & Associates dated March 12, 1981, thence leaving the margin of Davidson Street N 10 deg. 07' 46" W, 85.57 feet to a point, thence N 59 deg. 23' 52" E 18 feet to a point; thence S 10 deg. 07' 46" E 97.0 feet to a point in the northerly margin of Davidson Street, thence along the margin of Davidson Street N 85 deg. 24' 00" W 18 feet to the point of beginning.

Said easement reserved shall be a covenant running with the appurtenant to the land and shall be binding upon the parties, their successors and representatives, heirs, grantees and assigns.

Tract No. 2: Land lying in the First Civil District of Davidson County, Tennessee, said tract of property being known as part of Lot No. 10 on the Plan of D. B. Cooper's Addition to East Nashville, of record in Plat Book 57, page 154, Register's Office for Davidson County, Tennessee, and further described according to a boundary survey of Roy Dale & Associates, dated March 12, 1981, as follows:

Commencing at an iron pin in the northerly margin of Davidson Street, said iron pin being in the southwestern corner of Tract B-2 on said survey; thence leaving the northerly margin of Davidson Street, N 10 deg. 07' 46" W 85.57 feet to a point; thence along the common line between Tract B-1 and Tract B-2 on said survey N. 59 deg. 23', 52" E 198.23 feet to the point of beginning; thence along a line N 77 deg. 09' 30" W, 25 feet to an iron pin, thence N 10 deg. 51' 30" E, 42.45 feet to an iron pin; thence S 18 deg. 31' E, 5.50 feet to an iron pin; thence S 77 deg. 09' 30" E, 33.76 feet to an iron pin; thence S 12 deg. 28' 30" W, 34.70 feet to an iron pin; thence N 77 deg. 09' 30" W, 11.07 feet to an iron pin; thence S 10 deg. 31' E, 3.51 feet to an iron pin being the point of beginning, containing 0.03 acres, more or less.

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Being the same property conveyed to Fred C. Martin and Glenn O. Garrett, by deed from Ernest Marvin Fleming, Jr., and wife M. K. Ivone Fleming, of record in Book 5816, page 643, Register's Office for Davidson County, Tennessee.

To have and to hold said one-half undivided interest in said land, with all rights, title, easements, and interests appurtenant thereto, to the said John Keith Jackson and wife, Mary Lee Jackson, their heirs and assigns, forever, in fee simple.



The said Glenn O. Garrett covenants that he is lawfully seized and possessed of said one-half undivided interest in said land; that he has a good right to convey same; and that the same is unencumbered.

The said Glenn O. Garrett further covenants and binds himself, his heirs and representatives, to warrant and defend the title to said one-half undivided interest in said land to the said John Keith Jackson and wife, Mary Lee Jackson, their heirs and assigns, against the lawful claims of all persons.

The said Francis S. Garrett, wife of the said Glenn O. Garrett, joins in this conveyance and hereby transfers and releases to the said John Keith Jackson and wife, Mary Lee Jackson, their heirs and assigns, all right, title, and interest in said land by virtue of her marriage to the said Glenn O. Garrett.

Witness our signatures on this 21st day of September, 1988.

Glenn O. Garrett
GLENN O. GARRETT

Frances S. Garrett
FRANCIS S. GARRETT

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ALLEN SHOFFNER
ATTORNEY AT LAW
SHELBYVILLE, TENN

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Ann Oliver

_____, a Notary Public in and for said State and County, GLENN O. GARRETT, and wife, FRANCIS S. GARRETT, the within named 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 at Nashville, Tennessee, this 22nd day of September, 1988.

NOTARY PUBLIC

My commission expires:_____

ANN OLIVER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Send Land Tax Statement To:

John Keith and Mary Lee Jackson,
Old Tullahoma Highway,
Shelbyville, Tenn., 37160.

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STATE OF TENNESSEE
BEDFORD, COUNTY

I hereby swear that the actual consideration or true value of this property transfer, whichever is greater, is $ 33,000.00

Affiant Allen Shoffner, Atty

Subscribed and sworn to before me this 7 day of Oct, 1988.

Notary Public

My Commission Expires: 9-1-90

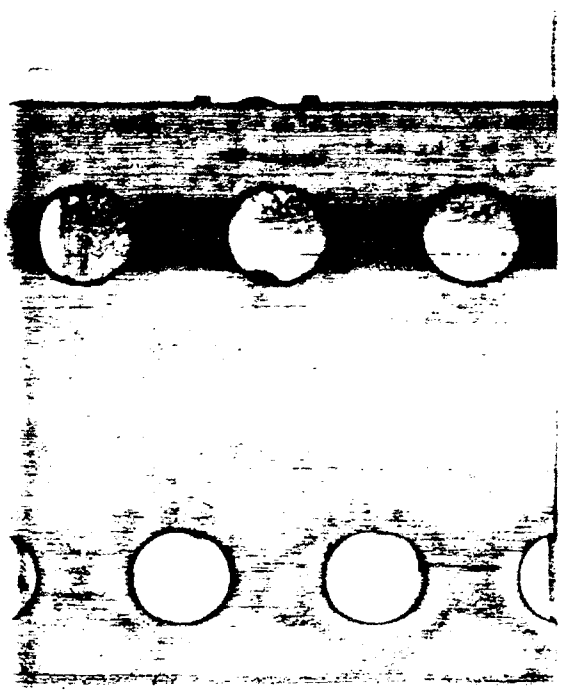
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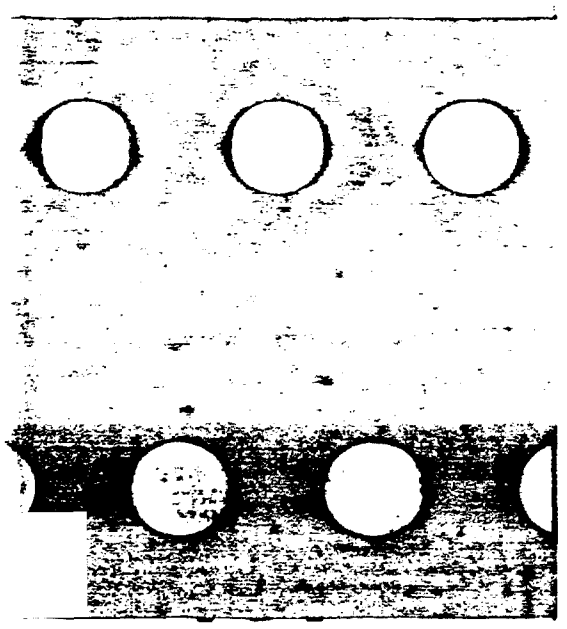
TENNESSEE REGISTER OF DEEDS

OCT 11 10 19 AM '88

5643 10-1L 0102 ODHELM

PREPARED BY
ALLEN SHOFFNER
ATTORNEY AT LAW
SHELBYVILLE, TENN





# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7674 PAGE 320

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

CAMT 33000.00
CO TX 108.90
PRFEE 0.50
WDEED 12.00
TOTAL 121.40
CHECK 121.40
10/11/88 01 10:22 0001 5647

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7:50 36

IDENTIFICATION REFERENCE

OCT 11 10 19 AM '88

FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 142453