STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 41,750.00

Carl A. Eaton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF May 19 89

Notary Public

MY COMMISSION EXPIRES: 5-8-91
(AFFIX SEAL)

BOOK 7858 PAGE 792

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

25 Century Blvd. - Suite 405, Nashville, TN 37214 | 111 West College Street, Murfreesboro, TN 37130 | 719 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl Eaton		MAP 119-1
2207 WICKSON DRIVE (NAME)	SAME (NAME)	PARCELS 137 & 138
NASHVILLE, TN 37210 (ADDRESS)	(ADDRESS)	6DA-16021 & 16022
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Douglas C. Jackson and wife, Alma R. Jackson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carl Eaton, unmarried

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 Lots Nos. 64 and 65 on the Plan of G.P. Rose Property, as of record in Plat Book 547, page 74, Register's Office for said County.

Said Lots Nos. 64 and 65 front together 107 feet 6 inches on the westerly side of Wickson Avenue and extend back 150 feet on the south line and 150 feet more or less on the north line with the southerly margin of Glenrose Avenue to a dead line, measuring 105 feet thereon.

Being the same property conveyed to Douglas C. Jackson by Quitclaim Deed from Zora E. Jackson, a widow of record in Book 7775, page 331, Register's Office for Davidson County, Tennessee.

Alma R. Jackson, wife of Douglas C. Jackson, joins in this conveyance to convey any and all interest she may have in said property including but not limited to her marital interest.

Charter Easement for Nashville, Chattanooga and St. Louis Railroads.

unimproved ( )
This is improved (X) property, known as 2203 Wickson Avenue, Nashville, Tennessee 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand s this 30th day of May 19 89

Douglas C. Jackson

Alma R. Jackson

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 Douglas C. Jackson and wife, Alma R. Jackson

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of May, 19 89.

Commission expires 5-8-91

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

FILED & RECORDED
DAVIDSON COUNTY, TN
'89 JUN 8 AM 09

JUN 7

IDENTIFICATION REFERENCE

39093

WARRANTY DEED

FROM

Douglas C. Jackson

TO

Carl Eaton

RETURN TO:

CUMBERLAND TITLE COMPANY

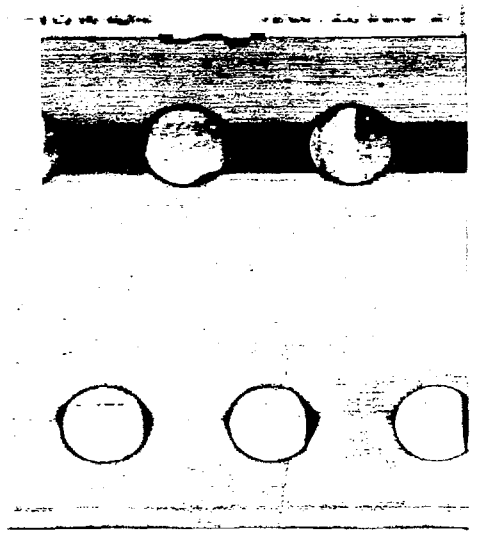
☒ 25 Century Blvd. - Suite 405
Nashville, Tennessee 37214

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 719 N. Second Street
Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY - AT - LAW

2500 06/07 0101 02CHECK 14.11



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

RECEIVED OF _____

FOR _____

BOOK 7858 PAGE 794

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 71750.00
CON TX 137.61
PRFEE 0.50
WDEED 6.00
TOTAL 144.11
CHECK 144.11

06/07/89 01 08:10 0001 2500

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39093

IDENTIFI REFERENCE

JUN 7 8 09 AM '89
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 216857