34

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August 19 91

LEON SHARBER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

MY COMMISSION EXPIRES (SEAL) 27 Feb 93

THIS INSTRUMENT WAS PREPARED BY

Leon Sharber, Atty., 1161 Murfreesboro Rd., Ste. 605, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis R. Sexton (NAME)	Fireman's Fund Mortgage (NAME)	MAP 94-1
1424 Sevier Court (ADDRESS)	27555 Farmington Road (ADDRESS)	PARCEL 306
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Farmington Hills, MI 48334-3357 (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, Neil E. Jackson, Jr. and wife, Dorothy M. Jackson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dennis R. Sexton and wife, Janice M. Sexton

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. 122 on the Plan of Shelby Village Subdivision, Section 2, as of record in Book 1835, page 48, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

For source of title reference is made to Book 6020, Page 288, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants filed of record in Book 2015, Page 639, Register's Office for Davidson County, Tennessee.

Recorded plat and survey show a 30 foot minimum building setback line along Sevier Court and a 10 foot easement for public utility and drainage purposes along the northeastern boundary line of said lot.

4420

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unimproved ( )
This is improved (X) property, known as 1424 Sevier Court, Nashville, Tennessee 37206
(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 my hand this 28th day of August, 19 91

Neil E. Jackson, Jr.

Neil E. Jackson, Jr.

Dorothy M. 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 Neil E. Jackson, Jr. and wife, Dorothy M. 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 Hermitage, Tennessee, this 28th day of August 1991.

Commission expires 27 Feb 93

Leon Sharber
Notary Public

LEON SHARBER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

WARRANTY DEED

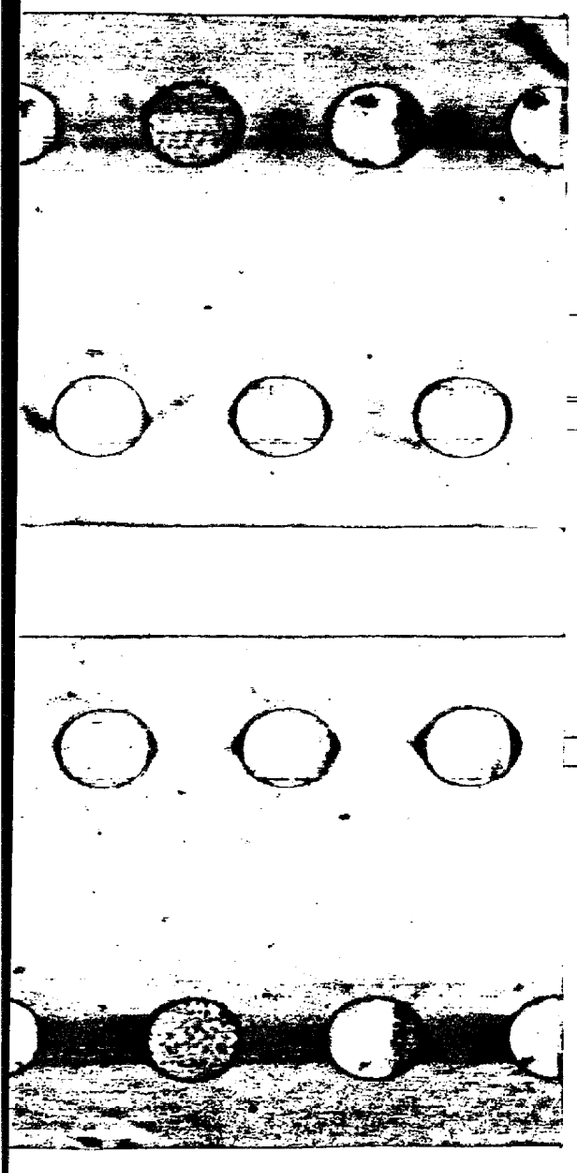
FROM
Neil E. Jackson, Jr.

TO
Dennis R. Sexton

RETURN TO:
Leon Sharber, Atty.
1161 Murfreesboro Rd., Ste. 505
Nashville, Tennessee 37217

7697 09/04 0101 CHECK 143.53

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



RECEIVED OF _____

FOR _____

BOOK 8435 PAGE 36

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
				CAMT 36900.00
				CON TX 136.53
				PRFEE 1.00
				WDEED 6.00
				TOTAL 143.53
				CHECK 143.53
09/04/91	01			10:54 0001 7667

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 4 2 U 4

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No. 455958