Bk 53

BOOK 9377 PAGE 837

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF May 19 94

Notary Public

MY COMMISSION EXPIRES 15/20/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC. 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072 BASED UPON INFORMATION FURNISHED BY THE PARTIES

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
William Joseph Jackson (NAME)	SAME (NAME)	P/O
Hidden Acres Drive (ADDRESS)	(ADDRESS)	MAP 62
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PARCEL 99

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, Joseph E. Redden and wife, ~~Bessie Mai Redden~~ Gladys (B.R.)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Joseph Jackson and wife, Joanne B. 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:

Legal Description As Set Forth on Exhibit A attached Hereto and Incorporated Herein By Reference

Being a portion of the same property conveyed to Joseph E. Redden and wife, Bessie Mai Redden, by Deed of record in Book 4182, page 546, Register's Office for Davidson County, Tennessee.

Joseph E. Redden
JOSEPH E. REDDEN

Gladys Redden
~~BESSIE MAI~~ GLADYS REDDEN

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

60821
IDENTIFICATION REFERENCE
94 JUN 14 AM 10:03
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( ) This is improved (XX) property, known as Hidden Acres Drive, Madison, TN 37115
(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 18 day of May 19 94

(B.R.) Gladys Redden
~~Bessie Mai Redden~~ Gladys

Joseph E. Redden
Joseph E. Redden

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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 JOSEPH E. REDDEN AND WIFE, ~~BESSIE MAE REDDEN~~ GLADYS REDDEN 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 18 day of May 19 94.

Commission expires 11/20/96

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

WARRANTY DEED
FROM
TO
RETURN TO:

EXHIBIT "A"

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Land in Davidson County, Tennessee, described according to an unrecorded survey by Allen R. Trumbo, Tennessee Surveyor License # 1127, Dale & Associates, 516 Heather Place, Nashville, TN 37204, dated April 26, 1994, Job No. 87048, as follows:

BEGINNING at a point situated in the westerly margin of Hidden Acres Drive, said point being the southwest corner of the Metro Government Water and Sewer Property of record in Book 7044, page 613, R.O.D.C.T.; thence with said Road, South 13 deg. 45' 00" East a distance of 50.00 feet to an iron rod; thence leaving said Road, South 76 deg. 15' 00" West a distance of 194.73 feet to an iron rod situated in the center of a drain; thence along said drain, South 28 deg. 37' 20" West a distance of 33.93 feet to an iron rod situated in the center of a drain; thence along a curve to the right having a central angle of 86 deg. 14' 23", a radius of 125.20 feet, a tangent of 117.24 feet, a length of 188.45 feet and having a chord which bears N 68 deg. 00' 38" West a distance of 171.15 feet to an iron rod, situated in the center of a drain; thence North 20 deg. 05' 12" West a distance of 194.59 feet to an iron rod situated on the top bank of the Cumberland River; thence along said bank, North 10 deg. 21' 41" West a distance of 100.00 feet to a pike nail in a 15-inch hackberry tree situated in the southerly line of Judith F. Barnes and Jack B. Barnes property of record in Book 8467, page 389, and Book 9131, page 770, R.O.D.C.T.; thence along said line, North 78 deg. 21' 43" East a distance of 218.79 feet to an iron rod; thence North 81 deg. 31' 26" East a distance of 71.76 feet to an iron rod situated in the westerly line of Metro Government Water and Sewer property of record in Book 7044, page 613, R.O.D.C.T.; thence along said line, South 42 deg. 01' 10" East a distance of 14.77 feet to an iron rod; thence along a curve to the right having a central angle of 28 deg. 57' 14", a radius of 600.00 feet, a tangent of 154.91 feet, a length of 303.20 feet, and a chord which bears South 28 deg. 13' 37" East a distance of 299.99 feet to the point of beginning, containing 2.869 acres of land, more or less.

Being a portion of the same property conveyed to Joseph E. Redden and wife, Bessie Mai Redden, by Deed of record in Book 4182, page 546, Register's Office for Davidson County, Tennessee.

Joseph E. Redden
JOSEPH E. REDDEN

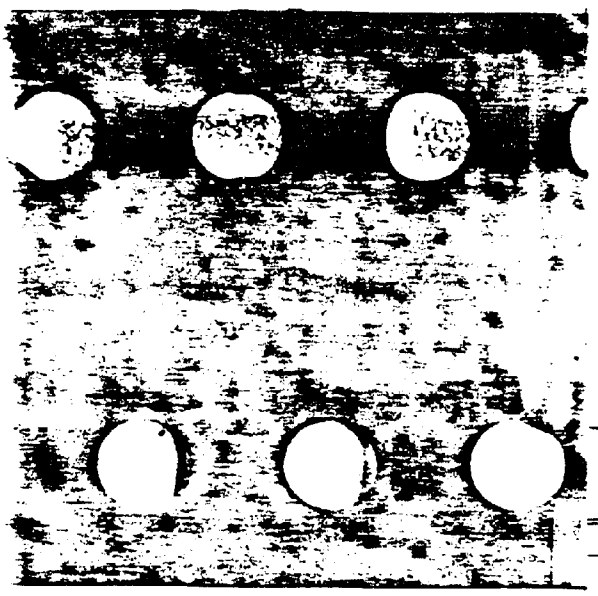
(S.R.) Gladys Redden
BESSIE MAI REDDEN
Gladys

BESSIE MAI REDDEN having since divorced, property then vested solely in JOSEPH E. REDDEN.

GLADYS REDDEN joins in this conveyance for the purpose of conveying any right, title and interest in and to said property which she may have, marital or otherwise.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

5325 06/14 0101 03CHECK 253.50



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

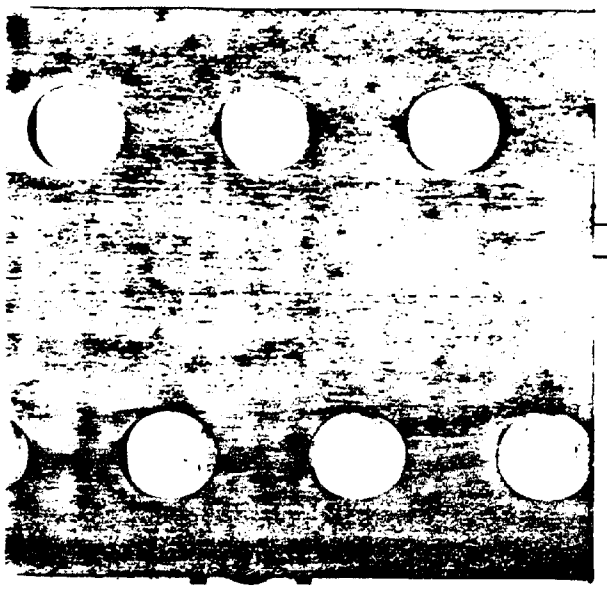
RECEIVED OF _____

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



CAMT 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 12.00
TOTAL 253.50
CHECK 253.50

06/14/94 01 10:04 0001 5825

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60821
IDENTIFICATION REFERENCE

94 JUN 14 AM 10:03
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 802572