FILE BOX 11

BOOK 9578 PG 946

[STATE OF TENNESSEE:
[COUNTY OF DAVIDSON:
[ The actual consideration of value
[whichever is greater, for this transfer
[is $ 86,000.00 .
[
[ Anthony Jackson
[ AFFIANT
[Sworn to and subscribed before me this
[ 20th day of January, 1994.
[
[
[ NOTARY PUBLIC
[ My Commission Expires: 1/16/95

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
HARRY W. MILLER, III, Attorney at Law, 627 Second Avenue, South, Nashville, Tennessee 37210, telephone: 615/244-6438

| ADDRESS OF NEW OWNER | SEND TAX BILLS | MAP-PARCEL |
|---|---|---|
| Jeanetta W. Jackson & husband Anthony Jackson<br>2823 Barclay Drive<br>Nashville, Tennessee 27206 | same | 15DA 42438<br>094-03-0-029.00 |

For and in consideration of the sum of Ten ($10.00) dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, DAVID OVERBECK AND WAYNE MILLER, hereinafter called Grantors, have bargained and sold, and by these presents do transfer and convey unto Jeanetta W. Jackson and husband Anthony Jackson, hereinafter called the Grantee, his heirs and assigns forever, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 212 on the plan of Section One, Fortland Park, of record in Book 2663, page 61, as amended in Book 2799, page 43 said Register's Office for said County.

Said Lot No. 212 fronts 80 feet on the southerly margin of Barclay Drive and extends back 179.4 feet on the westerly line and 176.6 feet on the easterly line to a line in the rear, measuring 96.5 feet thereon.

Being the same property conveyed to David Overbeck and Wayne Miller by deed from Walter A. Keeler, Jr. and Wife, Robbie R. Keeler of record in Book 7915, page 397, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantors and they are not residents of Tennessee.

This conveyance is subject to restrictive covenants of record in Book 2753, page 612 and in Book 3431, page 100, both in said Register's office, and to the matters set forth in the above referenced plan of record.

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, his heirs, and assigns, forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good and valid right to convey the same, and the same is unencumbered, 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 Grantee, his 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 HANDS this 29th day of December, 1994.

DAVID OVERBECK
GRANTOR

WAYNE MILLER
GRANTOR

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:
Personally appeared before me, the undersigned authority, a notary public in and for the said state and county, the aforenamed DAVID OVERBECK, known personally to me, who, upon his oath, stated he has executed the foregoing instrument for the purposes contained therein.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of December, 1994.

NOTARY PUBLIC

My Commission Expires: 1-27-96.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:
Personally appeared before me, the undersigned authority, a notary public in and for the said state and county, the aforenamed WAYNE MILLER, known personally to me, who, upon his oath, stated he has executed the foregoing instrument for the purposes contained therein.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of December, 1994.

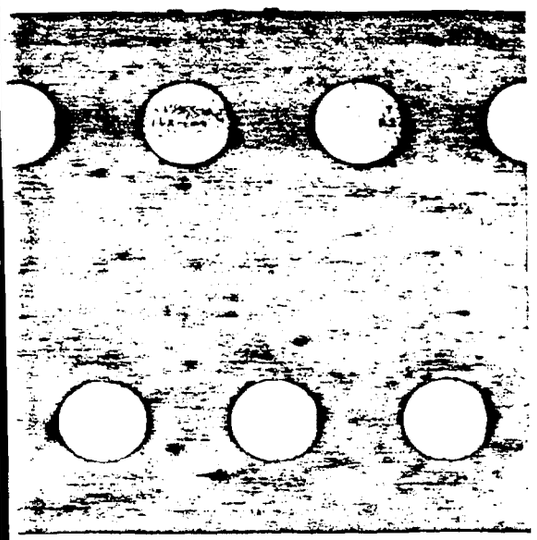
NOTARY PUBLIC

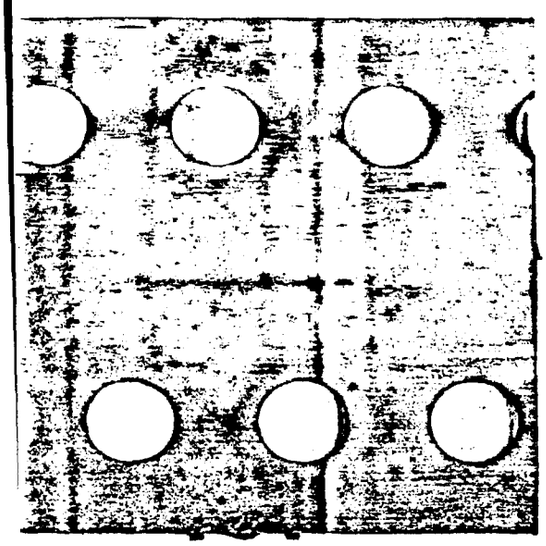
My Commission Expires: 1-27-96.

28204
IDENTIF. & REFERENCE

95 JAN 26 AM 9:34
REGISTER
DAVIDSON COUNTY, TN.

5271 01/26 0101 03CHECK 327.20





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9578 PG 948

| | | |
|---|---|---|
| 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 | 86000.00 |
| CON TX | 318.20 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 327.20 |
| CHECK | 327.20 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 5271

28204
IDENTIF. ↑ REFERENCE

95 JAN 26 AM 9:34
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

**No.** 875064