1974646
RECEIVING REFERENCE

INSTRUMENT PREPARED BY:
LOCKERT LAW FIRM
105 SYCAMORE STREET
ASHLAND CITY, TENNESSEE 37015

BOOK 9716 PG 130

95 JUN 29 AM 10:49
DAVIDSON COUNTY, TN. REGISTER

WARRANTY DEED

NAME AND ADDRESS OF NEW OWNER: THOMAS JACKSON AND WIFE, JULIA JACKSON
SEND TAX STATEMENTS TO SAME 5274 RIDGE ROAD
MAP/PARCEL 14D 52274 28-155 JOELTON, TENNESSEE 37088

FOR AND IN CONSIDERATION of the sum TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I, HELEN FITZGERALD, the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto the said THOMAS JACKSON AND WIFE, JULIA JACKSON, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING a 14.17, more or less, acre tract of land lying in the 2nd Civil District, formerly the 14th Civil District of Davidson County, Tennessee, according to survey by William C. Abbott, Jr., dated January 20, 1987, said tract further described as follows:

BEGINNING at a set iron pin lying on the northerly margin of Ridge Road, said iron pin further described as being 272.91 feet east along the northerly margin of Ridge Road from the easterly property line of the Donald Lewis Hawkins property as of record in Book 5209, Page 29, Register's Office of Davidson County, Tennessee; thence leaving the northerly margin of Ridge Road and running with the line dividing Tract 2 from Tract 1 on said survey North 12 degrees 30 minutes 00 seconds East a distance of 486.24 feet to a set iron pin; thence North 32 degrees 27 minutes 50 seconds East a distance of 1628.29 feet to a set iron pin lying in the southerly property line of the Sami Moukaddam property as of record in Book 5921, Page 680, Register's Office of Davidson County, Tennessee; thence with Moukaddam's line South 26 degrees 49 minutes 45 seconds East a distance of 140.12 feet to a 20" White Oak; thence South 83 degrees 56 minutes 20 seconds East a distance of 275.16 feet to a set iron pin; thence leaving Moukaddam's line and running with the line dividing Tract 2 from Tract 3 on said survey South 36 degrees 04 minutes 00 seconds West a distance of 1617.88 feet to a set iron pin; thence South 12 degrees 30 minutes 00 seconds West a distance of 442.73 feet to a set iron pin lying on the northerly margin of Ridge Road; thence with the northerly margin of Ridge Road with a curve having a radius of 741.20 feet to the left a distance of 218.52 feet (Chord = North 78 degrees 39 minutes 50 seconds West, 217.73 feet) to a set iron pin; thence North 87 degrees 06 minutes 35 seconds West a distance of 54.39 feet to the point of beginning, containing 14.17, more or less, acres.

AND BEING the same property conveyed to Helen Fitzgerald by deed from Robert Jerry Harper and wife, Mazie Harper, and of record at Book 7762, page 372, and re-recorded at Book 7769, page 833, Register's Office of Davidson County, Tennessee.

THIS DEED is prepared from information of prior deed furnished by Grantor.

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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.

Whenever 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 the 26th day of June, 1995.

Helen M. Fitzgerald
HELEN FITZGERALD

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, Helen Fitzgerald with whom I am personally acquainted (or proved to me on basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Ashland City, Tennessee, this the 26th day of June, 1995.

MY COMMISSION EXPIRES: 10/1/96

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

The actual consideration for this transfer or value of the property, (whichever is greater) is $ 32,000.00.

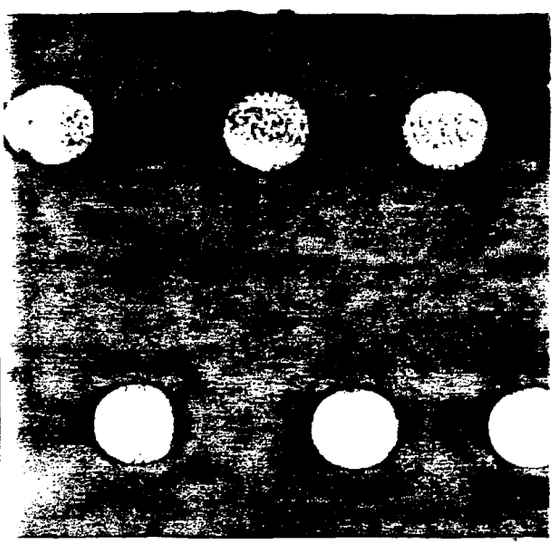
AFFIANT

Sworn to and subscribed before me, this the 26th day of June, 1995.

MY COMMISSION EXPIRES: 10/1/96

NOTARY PUBLIC

FEE 16.00 PD 01 SCHEDK 127.40



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

RECEIVED OF _____

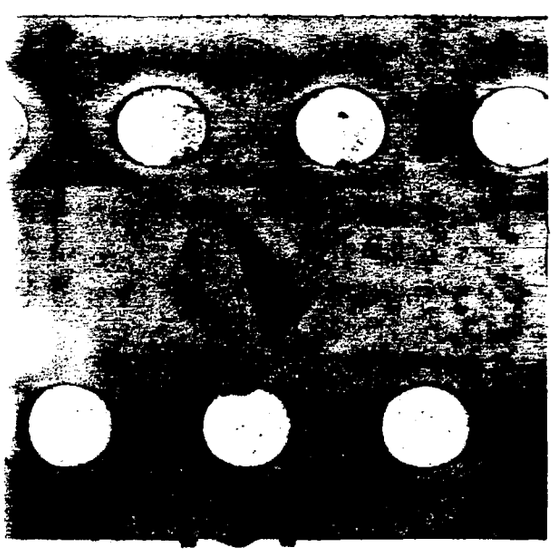
FOR _____ BOOK 9716 PG 132

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

AMT	32000.00
CON TX	118.40
PRFEE	1.00
MDEED	8.00
TOTAL	127.40
CHECK	127.40

06/29/95 01 10:50 0001 6282



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0074646
IDENTIF. # REFERENCE

95 JUN 29 AM 10:49
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 925457