BOOK 9813 PG 101

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September 95
Notary Public
MY COMMISSION EXPIRES: November 28, 1998
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
SECURITY ESCROW & TITLE CO., 2323 21st Avenue South, Ste. 200, Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James L. Walls (NAME) | GUARANTY TRUST COMPANY (NAME) | MAP 69-16 |
| 1808 Elizabeth Road (ADDRESS) | P. O. Box 1218 (ADDRESS) | PARCEL 112 |
| Nashville, Tennessee 37218 (CITY) (STATE) (ZIP) | Murfreesboro, Tn 37133-1218 (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, Glenn R. Jackson and wife, Dorothy Ann Sensing Jackson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. Walls, 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 Lot No. 25 on the Map of Ashton's Subdivision of L. M. Lewis' Farm at Bordeaux, Tennessee, as of record in Book 421, page 19, Register's Office for said County.

Said Lot No. 25 fronts 100 feet on the southeasterly side of Elizabeth Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Glenn R. Jackson and wife, Dorothy Ann Sensing Jackson by Quitclaim Deed for the purpose of creating a tenancy by the entirety in Glenn R. Jackson and wife, Dorothy Ann Sensing Jackson of record in Book 5860, Page 917, Register's Office for said County. Being also the same property conveyed to Elmer John Sensing and wife, Dottie M. Sensing by deed from Glenn L. B. Owens and wife, Hazel A. Owens of record in Book 2093, Page 367, Register's Office for Davidson County, Tennessee. The said Elmer John Sensing died July 19, 1963. The said Dottie M. Sensing died August 3, 1967. Both Elmer John Sensing and wife, Dottie M. Sensing died intestate, leaving Dorothy Ann Sensing Jackson as the only child and heir-at-law.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

unimproved ( )
This is improved ( X ) property, known as 1808 Elizabeth Road, Nashville, Tennessee 37218
(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 29th day of September 19 95

Glenn R. Jackson
Glenn R. Jackson

Dorothy Ann Sensing Jackson
Dorothy Ann Sensing 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 Glenn R. Jackson and wife, Dorothy Ann Sensing 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 29th day of September, 1995.

Commission expires November 28, 1998

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

0107153

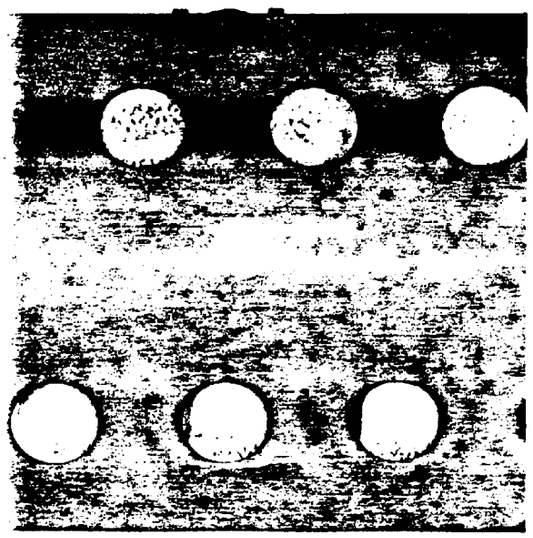
IDENTIF. ↑ REFERENCE

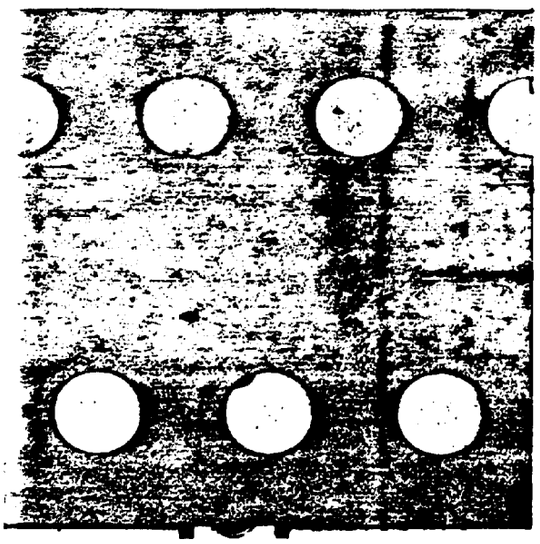
95 OCT -2 PM 1:47

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

1381 10/02 0101 03CHECK

204.73





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

RECEIVED OF _____

FOR _____

BOOK 9813 PG 103

| | | |
|---|---|---|
| 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 52900.00
CON TX 195.73
PRFEE 1.00
WDEED 8.00
TOTAL 204.73
CHECK 204.73
10/02/95 01 13:49 0001 1381

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0107153
IDENTIF. # REFERENCE

95 OCT -2 PM 1:
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY.

No. 960173