# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF June 19 96

Notary Public

MY COMMISSION EXPIRES: July 24, 199[illegible]
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
LAW OFFICE OF RICHARD MANSON, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Melvin Lightford (NAME) | SunTrust Bank, Nashville, N.A. (NAME) | 70-4-28 |
| 618 W. Nocturne Drive (ADDRESS) | P.O. Box 305110 (ADDRESS) | |
| Nashville, TN 37207 (CITY) (STATE) (ZIP) | Nashville, TN 37230-5110 (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, George T. Jackson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melvin Lightford and wife, Alpheaus P. Lightford

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. 46 of Haynes Heights Subdivision, Section II of record in Book 2331, Page 58 and 59, Register's Office for Davidson County, Tennessee.

Said Lot No. 46 fronts 142.5 feet on the north side of Manila Street and runs back 191.8 feet on the west line and 316.7 feet on the east line to a dead line, which is a broken line, measuring 210 feet thereon.

Being the same property conveyed to George T. Jackson and wife, Leila W. Jackson by deed from N. H. Barker and Herschel Greer of record in Book 2497, Page 451, said Register's Office, the said Leila W. Jackson having since died.

96 JUN 11 PM 1:19
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0191572
IDENTIF. A REFERENCE

This is improved ( X ) unimproved property, known as 618 W. Nocturne Drive, Nashville, TN 37207
(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 7th day of June 19 96

George T. Jackson, unmarried
By: George T. Jackson By Willie P. Jackson
Willie P. Jackson, Atty in Fact

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 George T. Jackson, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of June 19 96.

Commission expires July 24, 1999

_____
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

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Willie P. Jackson, with whom I am personally acquainted, and who acknowledged that s/he executed the within instrument for the purposes therein contained, and who further acknowledeged that s/he is the "attorney-in-fact" of George T. Jackson and is authrized by him or by its constituent, the constituent being authorized by the maker, to executed this instrument on behalf of the maker.

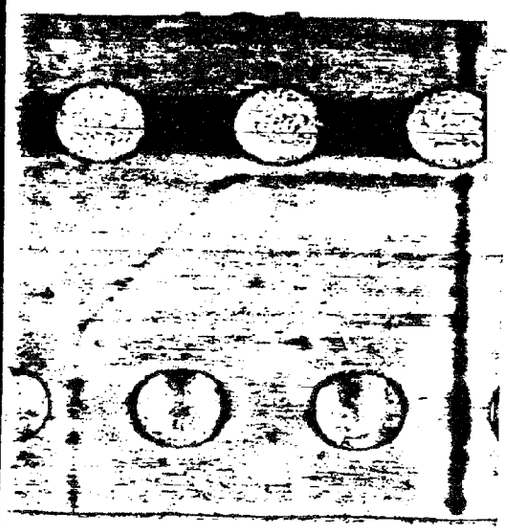
Witness my hand, at office, this 7th day of June, 1996.

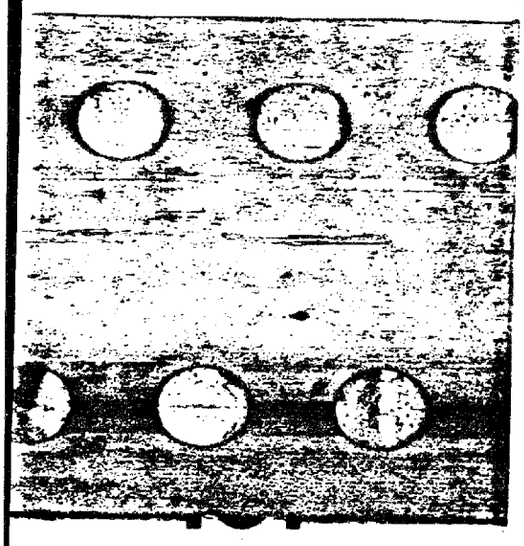
Notary Public _____

My Commission Expires: 7/24/99



2212 06/11 0101 03CHECK 286.50





**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10083 PG 71

| | | |
|---|---|---|
| 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 75000.00 |
| | | | | CON TX 277.50 |
| | | | | PRFEE 1.00 |
| | | | | MTEED 8.00 |
| | | | | TOTAL 286.50 |
| | | | | CHECK 286.50 |
| | | | 06/11/96 | 01 13:23 0001 2212 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0191572 IDENTIF. & REFERENCE

96 JUN 11 PM 1:19

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 1050047