BOOK 10188 PG 923

5C

WARRANTY DEED

0224435

IDENTIF. & REFERENCE

96 SEP 12 AM 10:42

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD,
NASHVILLE, TN. 37215

THIS INDENTURE, made and entered into as of the **6th** day of **September, 1996** by and between

REBECCA ALLEN GOODWIN, WIDOW ,

hereinafter referred to as Grantor, and

JOHN R. JACKSON and SUSAN R. JACKSON, HUSBAND AND WIFE ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LAND IN THE 3RD CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING KNOWN AS LOT NO. 8 ON THE UNRECORDED MAP OF WICHELHURST, FIRST ADDITION, AND LIEKWISE BEING KNOWN AS THE NORTHWEST PART OF LOT NO. 8, HERBERT GENTRY'S SUBDIVISION, ON THE PLAN DATED NOVEMBER 1956, BY CANTRELL, CANTRELL AND KORRISON, ENGINEERS AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH MARGIN OF SELAM AVE., AT THE CORNER OF LOTS NOS. 7 AND 8 ON SAID ORIGINAL PLAN OF NICHOLHURST, FIRST ADDITION; THENCE BEING THE NORTHWEST CORNER OF THIS PROPERTY THAT WAS CONVEYED TO TRUSTEES OF DONELSON HEIGHTS METHODIST CHURCH, AS SHOWN IN DEED FROM HERBERT D. GENTRY AND WIFE, AS OF RECORD IN BOOK 2696 PAGE 600, REGISTER'S OFFICE; THENCE ALONG THE WEST LINE OF SAID CHURCH LOTS, SOUTH 180 FEET TO A POINT; THENCE WEST 193.1 FEET TO A CORNER OF LOTS NOS. 8 AND 9; THENCE WITH THE LINE BETWEEN SAID LOTS, NORTH 224.8 FEET TO THE SOUTH MARGIN OF SELAM AVE.; THENCE WITH A CURVE, 202.5 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ROBERT LESLIE GOODWIN AND WIFE, REBECCA ALLEN GOODWIN BY DEED FROM HERBERT D. GENTRY AND WIFE, AGNES CHANDLER GENTRY OF RECORD IN BOOK 2965 PAGE 309 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID ROBERT LESLIE GOODWIN IS NOW DECEASED AND TITLE TO THE HEREIN DESCRIBED PROPERTY IS VESTED IN HIS WIDOW, REBECCA ALLEN GOODWIN, AS THE SURVIVING TENANT BY THE ENTIRETY

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

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.

RAS

7600 09/12 0101 03CHECK 416.00

BOOK 10183 PG 924

WITNESS the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

REBECCA ALLEN GOODWIN

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **REBECCA ALLEN GOODWIN, WIDOW** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **6th** day of **September, 1996**.

Notary Public

Commission Expiration: 3-25-1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$110,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **6th** day of **September, 1996**.

Notary Public

Commission Expiration: 3-25-1999

RETURN TO:

NASHVILLE ESCROW CO.
2209 CRESTMOOR ROAD,
NASHVILLE, TN. 37215

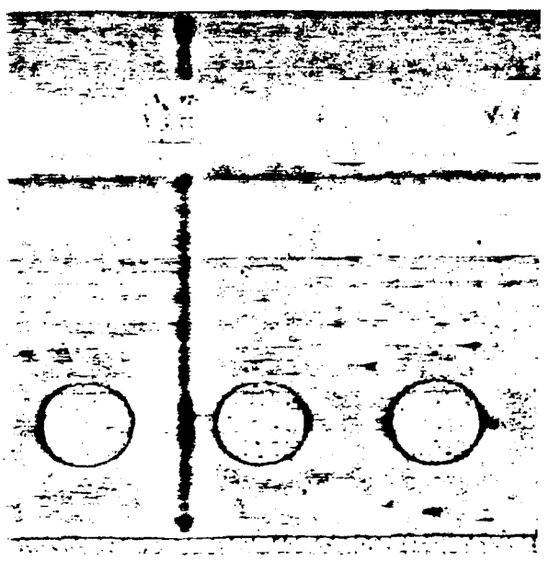
SEND TAX BILLS TO:

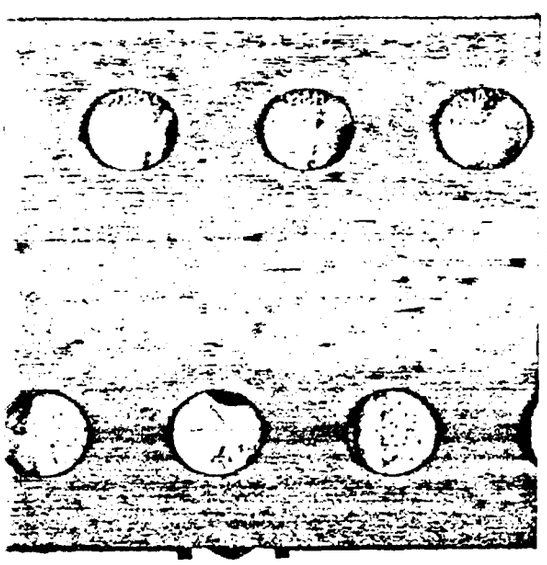
JOHN R. JACKSON
SUSAN R. JACKSON
2325 SELMA AVE.
NASHVILLE, TN 37214

PROPERTY ADDRESS:

2325 SELMA AVE.
NASHVILLE, TN 37214

MAP PARCEL NUMBER
84-15-28





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

RECEIVED OF _____

FOR _____

BOOK 10183 PG 925

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	110000.00
CON TX	407.00
PRFEE	1.00
WDEED	8.00
TOTAL	416.00
CHECK	416.00

09/12/96 01 10:50 0001 7600

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0224435
IDENTIF. ↑ REFERENCE

96 SEP 12 AM 10:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1030056