BOX 25-B

BOOK 11220 PAGE 93

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, TN 37238-1545

# WARRANTY DEED

State of Tennessee )
County of Davidson )

The actual consideration of value, whichever is greater, for this transfer is **$4,200.00**.

J. C. Jones
Affiant

Sworn to and subscribed before me this 24th day of November, 1998.

NOTARY PUBLIC

My Commission Expires: 7-27-2001

| ADDRESS - NEW OWNER | SEND TAX BILLS TO: | MAP/PARCEL NUMBER: |
|---|---|---|
| **T. C. Jones, etal.** | Same | Map 81-2 |
| 150 Kenner Avenue | | Parcel 114 |
| Nashville, TN 37205 | | |

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **we, Elaine D. Reese, as to an undivided 1/2 interest and Annie Chase, Kiwantis Bates, Richard L. Jackson, Jr., Ronald L. Jackson, Sandra D. Gresham, Brenda Jones, and Elaine D. Reese, heirs-at-law of Richard L. Jackson, deceased, as to an undivided 1/2 interest**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **T. C. Jones and E. R. Rutherford**, hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 7 and fifteen (15) feet off the side of Lot No. 8, in a Subdivision of the Southern Publishing Association, recorded in the Register's Office for Davidson County, Tennessee, of record in Book 161, page 144, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 7 and part of Lot No. 8 front 105 1/4 feet on the north side of Hyde Street, and run back between parallel lines, 156 feet to an alley..

Being the same property conveyed to Rev. Richard L. Jackson and Rev. Jennie Benson Vaughn by deed from James Eric Barton, a single person, of record in Book 8154, page 12, Register's office for Davidson County, Tennessee, the said Rev. Richard Jackson having since died, and Rev. Jennie Benson Vaughn having since quitclaimed her interest in said property to Elaine D. Reese by instrument of record in Book 11043, page 273, Register's Office for Davidson County, Tennessee.

The above described property is not the place of usual residence of Grantors, herein.

This is property known as 2416 Hyde Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 this 24 day of November, 1998.

Annie Chase
**Annie Chase**

Kwantis Bates
**Kiwantis Bates**

Richard L. Jackson, Jr.
**Richard L. Jackson, Jr.**

Ronald N. Jackson by Kwantis Bates
**Ronald N. Jackson**

Sandra D. Gresham
**Sandra D. Gresham**

Brenda Jones
**Brenda Jones**

Elaine D. Reese
**Elaine D. Reese**

STATE OF TENNESSEE
COUNTY OF Davidson Annie Chase

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, **Annie Chase**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

**WITNESS** my hand and official seal this 17th day of November, 1998.

NOTARY PUBLIC

My Commission Expires MAR. 25, 2000

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, **Kiwantis Bates**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

**WITNESS** my hand and official seal this 15th day of November, 1998.

NOTARY PUBLIC

My Commission Expires MAR. 25, 2000

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, **Richard L. Jackson, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

**WITNESS** my hand and official seal this 15th day of November, 1998.

NOTARY PUBLIC

My Commission Expires MAR. 25, 2000

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson Sandra D Gresham

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, **Sandra D. Gresham**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

**WITNESS** my hand and official seal this 15th day of November, 1998.

NOTARY PUBLIC

My Commission Expires MAR. 25, 2000

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson Brenda Jones

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, **Brenda Jones**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

**WITNESS** my hand and official seal this 15th day of November, 1998

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAR. 25, 2000

STATE OF TENNESSEE
COUNTY OF Davidson Elaine D Reese

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, **Elaine D. Reese**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

**WITNESS** my hand and official seal this 15th day of November, 1998

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAR. 25, 2000

STATE OF TENNESSEE )
COUNTY OF Davidson )

Ronald N. Jackson by Kwantis Bates

On this 15th day of November, 1998, before me personally appeared **Kiwantis Bates**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Ronald N. Jackson**, and acknowledged that such person executed the same as the free act and deed of **Ronald N. Jackson**.

Witness my hand and official seal this 15th day of November, 1998.

NOTARY PUBLIC

My Commission Expires My Commission Expires MAR. 25, 2000

0516778
IDENTIF. ↑ REFERENCE

98 NOV 24 PM 3:13
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

1525 11/24 0101 03CHECK 34-54

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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

RECEIVED OF _____

FOR _____

BOOK 11220 PAGE 97

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | CKMT | 4200.00 |
| | | | CON TX | 15.54 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 16.00 |
| | | | CFEE | 2.00 |
| | | | TOTAL | 34.54 |
| | | | CHECK | 34.54 |
| 11/24/98 | 01 | 15:13 | 0001 | 1525 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0516778 IDENTIF. # REFERENCE

98 NOV 24 PM 3:13

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

**No.** 1376570