Davidson County DEEDWARR
Recvd: 01/18/01 13:26 3pgs
Fees:15.00 Taxes:1998.00
20010118-0005549

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THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $540,000.00. x John R Jacobson **Affiant** Subscribed and sworn to before me, this 16th day of January, 2001. Notary Public My Commission Expires: 7/1/2004

Address New Owner As Follows:
John R. Jacobson and wife,
Dee Denson Jacobson
400 Wilsonia Avenue
Nashville, TN 37205

Send Tax Bills To:

Map-Parcel Number:

103-13-031
8DZ 51685

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATHERINE H. LINEBAUGH AND HUSBAND, MACK S. LINEBAUGH, JR.**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **JOHN R. JACOBSON AND WIFE, DEE DENSON JACOBSON**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Hillwood Estates, Section 3, of record in Book 1835, page 135, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northeasterly margin of Wilsonia Drive and the corner of Lots Nos. 24 and 25; thence with the line between said two lots northeastwardly 375 feet to the corner of Lot Nos. 15, 16, 24 and 25; thence with the line between said Lot Nos. 14, 15 and 25 southeastwardly 322.6 feet to a telephone pole in the northwesterly line of Lot No. 12;thence with the line between said Lots Nos. 12 and 25 southwestwardly 91.5 feet to a concrete monument; thence South 41 deg. 35 min. West 289.5 feet to the northeasterly margin of said Wilsonia Drive; thence with the same northwestwardly 275 feet to the beginning.

Being the same property conveyed to Mack S. Linebaugh, Jr., and wife, Katherine H. Linebaugh by deed from Pat F. Crane, a single woman, of record in Book 5496, page 619, Register's Office for Davidson County, Tennessee. By quitclaim deed of record in Book 10959, page 314, Register's Office for said County, Mack S. Linebaugh, Jr., conveyed all right, title and interest in subject property to Katherine H. Linebaugh.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2001 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 1835, page 135, Register's Office for said County.

This is improved property known as 400 Wilsonia Avenue, Nashville, TN 37205.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 16th day of January, 2001.

Katherine H. Linebaugh

Katherine H. Linebaugh

Mack S. Linebaugh, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KATHERINE H. LINEBAUGH**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of January, 2001.

Notary Public

My Commission Expires: 10/25/2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MACK S. LINEBAUGH, JR.**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of January, 2001.

Notary Public

My Commission Expires: 10/25/2003