WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,500.00

Jan Douglas Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2001.

Elizabeth E Triplett
Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jan Douglas Jackson	Mortgage Resources, Inc.	24-111
(NAME)	(NAME)	
799 Dry Creek Road	404 BNA Dr. Ste. 400	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(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, James E. Jones and wife, Robbie L. Jones, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jan Douglas Jackson and wife, Tracey K. Jackson, 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 the 10th, formerly the 20th Civil District of Davidson County, Tennessee, described according to a survey made by Wayne S. Cooper, Sr., Surveyor, August 12, 1970, as follows:
Beginning in the center of Dry Creek Road at the southwest corner of the property conveyed to Henry Morris Moore by deed from Grace B. Moore of record in Book 4209, Page 284, Register's Office for said County; thence with the center of said road north 53 deg. 55' west 148.0 feet to an iron pin; thence continuing north 53 deg 23' west 50 feet to a point; thence leaving Dry Creek Road north 40 deg. 15' east 376.45 feet to an iron pin; thence south 85 deg. 41' east 444.84 feet to an iron pin; thence south 33 deg. 30' west 350 feet to a point; thence north 66 deg. 17' west 100 feet to an iron pin; thence north 64 deg. 57' west 200 feet to an iron pin; thence south 32 deg/ 38' west 200 feet to the point of beginning, containing 3.21 acres, more or less.

Being the same property conveyed to James E. Jones and wife Robbie L. Jones, by deed of record in Book 4441, Page 37, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 799 Dry Creek Road, Goodlettsville, TN 37072
(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.

Davidson County DEEDWARR
Recvd: 03/08/01 14:07 2pgs
Fees:11.00 Taxes:527.25
20010308-0022139

Witness my/our hand(s) this 28th day of February, 2001.

James E. Jones

Robbie L. Jones

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 James E. Jones and Robbie L. Jones 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of February, 2001.

Commission expires: May 26, 2002

Elizabeth E. Triplett Notary Public

