WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Jerry D. Thaxton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF DECEMBER, 2001.

Carol A. Young
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

CAROL A. LANG NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.
My Commission Expires JULY 8, 2002

Davidson County DEEDWARR
Recvd: 01/14/02 08:54 2pgs
Fees:13.00 Taxes:314.50
20020114-0005214

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 2401 Memorial Blvd., Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry D. Thaxton	Guaranty Trust Company	19-13-28
(NAME)	(NAME)	
115 Connell Street	640 Broadmor	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **The Estate of Mildred StricklandJesse Ray Thaxton, Executor**, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Jerry D. Thaxton, unmarried**, 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:

Being the westerly 35 feet of Lot No. 5 and the easterly 30 feet of Lot No. 6 on the map showing the subdivision of part of the W. B. Myers Home Place, as of record in Book 547, page 41, Register's Office for said County.

Said parts of Lots Nos. 5 and 6 adjoin and front together 65 feet on the southerly side of Connell Street and run back between parallel lines 140 feet to an alley.

Being the same property conveyed to Marvin R. Thaxton and wife, Mildred C. Thaxton by deed from Venis E. York and wife, Annie B. York of record in Book 4488, Page 568, Register's Office for said County. The said Marvin R. Thaxton having predeceased the said Mildred C. Thaxton. The said Mildred C. Thaxton now being deceased and by her last will and testament named Jesse Ray Thaxton as Executor with power to convey her real property.

unimproved ☐

This is improved ☒ property, known as 115 Connell Street, 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.

Witness our hands this 19th day of December, 2001.

The Estate of Mildred Strickland

By: Jesse Ray Thaxton
Jesse Ray Thaxton, Executor

Attest:

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Before me, a Notary Public in and for said County and State, personally appeared Jesse Ray Thaxton, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Springfield, Tennessee this 19th day of December, 2001.

Commission expires:

CAROL A. LANG
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

My Commission Expires JULY 8, 2002

Carol A. Lang
Notary Public