Davidson County DEEDWARR
Recvd: 06/28/02 14:49 3pgs
Fees:17.95 Taxes:227.55
20020628-0078410

THIS INSTRUMENT PREPARED BY:
**DEAN ROBINSON, ATTORNEY**
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

**ADDRESS NEW OWNER:**
M. Lee Barrett, Jr.
976 Murfreesboro Road
Nashville, Tennessee 37217

**MORTGAGEE:**
NONE

**SEND TAX BILLS:**
New Owner

**MAP-PARCEL:**
Map and Parcel 119 12 126

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Anthony H. Jackson, Donna Jackson Roney, Dwight Henry, and Stacey Gregory, the Heirs at Law of Beatrice L. Jackson** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **M. Lee Barrett,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Battled, Section Two, of record in Book 1835, page 95 and 96, Register's Office for said County. Beginning at a point on the southerly margin of Drummond Court, the common corner of Lots 110 and 111; thence with the line between said lots, southerly 194.82 feet to a point; thence northeasterly 215 feet to the common corner of Lots 111 and 112; thence with the line between said lots northerly 218 feet to the southerly margin of Drummond Court; thence with the margin of said court, westerly 130.08 feet to the beginning of a curve; thence along said curve westerly 21.03 feet to the beginning of another curve; thence with said curve southwesterly 48.16 feet to the beginning.
>
> Being the same property conveyed to Clay H. Jackson and wife, Beatrice L. Jackson, by deed from A. D. Hewlett and wife, Frances H. Hewlett, as of record in Book 2283, page 550, Register's Office for Davidson County, Tennessee.
>
> The said Clay H. Jackson, died on June 18, 1978, leaving the said Beatrice L. Jackson, as the surviving tenant by the entireties. The said Beatrice L. Jackson died on October 16, 2001, leaving the said Grantors as the Heirs at Law.

This is improved property known as 743 Drummond Court, Nashville, Tennessee 37211.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants, easements, covenants and conditions as shown on the plan of record in Plat Book 1835, pages 95 and 96, all of record in the Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 26th day of June, 2002.

**ANTHONY H. JACKSON**

**DONNA JACKSON RONEY**

**DWIGHT HENRY**

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ANTHONY H. JACKSON, DONNA JACKSON RONEY, AND DWIGHT HENRY**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 26th ~~day~~ of June, 2002.

NOTARY PUBLIC

My Commission Expires: 10-26-03

Witness my hand this 25th day of June, 2002.

**STACEY GREGORY**

STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **STACEY GREGORY**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Lexington, South Carolina, this 25th day of June, 2002.

NOTARY PUBLIC

My Commission Expires: 5/8/12

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is **$61,500.00.**

AFFIANT

Subscribed and sworn to before me this 26th day of June, 2002.

NOTARY PUBLIC

My Commission Expires: 10-26-03