Davidson County DEEDWARR
Recvd: 05/14/04 09:55 2pgs
Fees:13.00 Taxes:284.90

20040514-0056642

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030
File No.: 24L-05090

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $77,000.00.

Michael D Jackson by Paula Jackson
Affiant

Sworn to and subscribed before me on this the 11th day of May, 2004.

Curtis M. Lincoln
NOTARY PUBLIC
My Commission Expires: 6-9-05

MORTGAGEE:

Old Hickory Credit Union
1000 Industrial Drive
Old Hickory, TN 37138

Address New Owner:	Send Tax Bills to:	Map-Parcel
Mr. Michael D. Jackson	Same as Owner	044-14-0 015.00
20526 NE 33rd Court		
Sammamish, WA 98074		

FOR AND IN CONSIDERATION of the sum of TEN 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, (I/WE), **WANDA LOIS HENLEY, BRENDA CAROL GOODLET and BOBBIE JOYCE JACKSON, Personal Representative and/or all the Heirs of Gertha F. Braswell, deceased**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **MICHAEL D. JACKSON, married**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, TN, being Lot No. 231 of Block 4 on the Map of Cumberland Terrace Part 1 as of record in Book 1424, Page 49, Register's Office for said County. Said Lot No. 231 fronts 75 feet on the Westerly side of Martingale Drive and runs back 180 feet on the Northerly line and 188.5 feet on the Southerly line to a dead line measuring 78 feet thereon.

BEING the same property conveyed to ROBERT L. BRASWELL and wife, GERTHA BRASWELL by Deed dated November 9, 1953, and executed by ROBERT M. STRUBE and wife, RUTH E. STRUBE and recorded in Book 2203, Page 619, Registers' Office for Davidson County, TN. The said Robert L. Braswell having pre-deceased Gertha Braswell and the said Gertha Braswell having died on July 14, 2003, leaving as her sole heirs, her daughters, Bobbie Joyce Jackson, Wanda Lois Henley and Brenda Carol Goodlet.

Subject to restrictions, easements and setback lines of record, said Register's Office.

PROPERTY SOLD "AS IS."

This is improved property known as 231 Martingale Drive, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 (my/our) hand(s) this the 11th day of May, 2004, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

ESTATE OF GERTHA F. BRASWELL

By: Bobbie Joyce Jackson
Bobbie Joyce Jackson, Personal Representative and Heir

By: Wanda Lois Henley
Wanda Lois Henley, Heir

By: Brenda Carol Goodlet
Brenda Carol Goodlet, Heir

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, BOBBIE JOYCE JACKSON, WANDA LOIS HENLEY and BRENDA CAROL GOODLET, being the heirs and/or Personal Representative of the Estate of Gertha F. Braswell, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 11th day of May, 2004.

Diane Ladd
NOTARY PUBLIC

My Commission Expires: 1/1/05

