WARRANTY DEED BOOK 4189 PAGE 141

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas M. Jackson et ux.	Guaranty Mortgage Company	5D-14116
(NAME:) 312 Josam Drive	(NAME:) 316 Union Street	Map 134-14
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee 37219	Par. 27
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pal

For and in Consideration of the sum of Eleven Thousand Seven Hundred Eighty Five and no/100 ----------($11,785.00) ---------- *DOLLARS* of which $1,399.89 has been paid in cash by Thomas M. Jackson and wife, Marilyn B. Jackson, the receipt of which is hereby acknowledged, and for the remainder the said Thomas M. Jackson and wife have assumed and agree to pay the unpaid balance of $10,385.11 of an original indebtedness of $10,800.00 secured by deed of trust of record in book 3752, page 413, Register's Office for Davidson County, Tennessee,

We, John H. Black and wife, Linda W. Black,

have bargained and sold, and by these presents do transfer and convey unto the said Thomas M. Jackson and wife, Marilyn B. Jackson, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 39 on the Plan of Luna Heights Subdivision, Section 3, as of record in book 2900, page 138, Register's Office for said County.
Said Lot No. 39 fronts 277.2 feet on the easterly side of Josam Drive and extends back between lines 259.6 feet on the northerly line and 174.3 feet on the southerly line to a dead line in the rear, on which it measures 100.3 feet.
Being the same real property conveyed to John H. Black and wife, Linda W. Black, by deed from A. S. Johnson, of record in book 3762, page 575, said Register's Office.

This conveyance is made subject to 10-foot public utilities easement along the rear line of premises, 70-foot building setback line from Josam Drive, and conditions of owners certificate, as shown on plan of record in book 2900, page 138, said Register's Office; and to restrictive covenants of record in book 3182, page 244, said Register's Office.

This is unimproved ( ) improved (X) property, known as 312 Josam Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas M. Jackson and wife, Marilyn B. Jackson, their *heirs and assigns, forever.*

And we *do covenant with the said* Thomas M. Jackson and wife, Marilyn B. Jackson *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,* except by deed of trust as above 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* Thomas M. Jackson and wife, Marilyn B. Jackson, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 8th *day of* November, *19* 67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John H Black

Linda W. Black

This Instrument Was Prepared By
Dewey W. Pedigo
Of The Law Firm Pedigo & Sandon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Raymond H Dawson, *a Notary Public in and for said County and State,* John H. Black and wife, Linda W. Black,

*the within named bargainor*s*, with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *this* 13th *day of* November, *19* 67

Raymond H Dawson *Notary Public*

Commission expires My Commission Expires April 21, 1971

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be*..... .....*of the*....., *the within named bargainor, a corporation, and that* .....*he as such*....., *being authorized so to do, executed the foregoing instrument for the purpose therein contcined, by signing the name of the corporation by* .....*self as*.....

Witness my hand and seal, at office in....., *this*.....*day of*....., *19*.....

.....*Notary Public*

Commission expires.....

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

NOV 14 1967 PAID NOV 14 1967

STATE TAX $ 1769
PROBATE $ 50
TOTAL $ 1819

WARRANTY DEED

FROM
John H. Black et ux.

TO
Thomas M. Jackson et ux.

96106

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

Nov 14 1 02 PM '67

NOTED BOOK 4189 PAGE 675
RECORDING FEE $ 3.00
DEP. REG. 3

Compliments of
Warranty Title
Office of
the Insurance Company
Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
VILLE, TENNESSEE

Warr. Title 196523

$11,785.00