FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,600.

Joseph S. Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF December, 1968

Percy Wilkins
Notary Public

MY COMMISSION EXPIRES: 1-13-69

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Percy Wilkins, Jr. Attorney 633 Stahlman Bldg. Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph S. Jackson, Sr. (NAME)	United Mortgagee Servicing Corp. (NAME)	M 70-1
3922 Pheasant Drive (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	P 13
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	13D 20004 M.O.

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~~ I, FRANCES LEGEAR (NOW COBB)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPH S. JACKSON, SR. AND WIFE, ELENE F. 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 Davidson County, Tennessee, being Lot No. 37 on the Plan of Treppard Heights, Section 7, as of record in Book 2900, page 13, Register's Office for said County.

SAID Lot No. 37 fronts 205.25 feet on the easterly margin of Pheasant Drive and extends back 265 feet on the northerly line and 178.2 feet on the southerly line to a rear line, measuring 161.2 feet thereon.

BEING the same property conveyed to Frances Legear by deed from C. E. Selley and wife, Cora A. Selley, of record in Book 3218, page 42, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved ( ) property, known as 3922 Pheasant Drive, Nashville, Tennessee
(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 my hand this 11th day of December, 1968

Frances Legear Cobb

Frances Legear Cobb

D21

STATE OF TENNESSEE
Davidson County

BOOK 4293 PAGE 898

Personally appeared before me, Percy Wilkins, Jr., a Notary Public in and for said County and State, the within named FRANCES LEGEAR

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of December, 1968.

Commission expires 1-13-69

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

FRANCES LEGEAR

TO

JOSEPH S. JACKSON, SR. ET UX

A 23892

IDENTIF. REFERENCE

Dec 13 10 00 AM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company

Rec'l Title Guaranteed

Bey & NASHVILLE, TENN.

PERCY WILKINS JR.
ATTORNEY-AT-LAW
633 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

DEC 13 68	CONV	20,600.00				
DEC 13 68	S'TAX		A*	53.56		
DEC 13 68	PR'FEE		A*	.50		
DEC 13 68	W'DEED		A*	3.00	*	57.06