PREPARED BY
TOM G. COLEMAN, JR.
ATTORNEY AT LAW
1720 PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

160859

IDENTIF. REFERENCE

Nov 18 11 14 AM '69

FILED AND RECORDED IN REGISTER'S OFFICE DAVIDSON COUNTY, TENN.

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $9,750.00

Joe W Sweat
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF November 1969.

Amy B. Tillard
Notary Public

MY COMMISSION EXPIRES: May 25, 1973

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr., Attorney at Law, 1720 Parkway Towers, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe W. Sweat (NAME)	Guaranty Mortgage Co. (NAME)	Map 94-2
1706 Long Avenue (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	Par. 55
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	23W 2415

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, Luther Wade Jackson and wife, Virginia Mai Jackson,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe W. Sweat,

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 the Westerly 47.8 feet of Lot No. 228 on the plan of Edgefield Land Company's First Subdivision, as of record in book 57, page 130, Register's Office for said County.

Said part of lot No. 228 fronts 47.8 feet on the Southerly side of Long Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Luther Wade Jackson and wife, Virginia Mai Jackson, by deed from A. E. Rainey and wife, Hester Rainey, as of record in Book 3339, page 435, Register's Office for Davidson County.

It is agreed and understood that the above named grantee assumes and agrees to pay the remaining unpaid balance on a first mortgage being collected by the Guaranty Mortgage Company, as of record in Book 3350, Page 500, said Register's Office. By instrucment of record in Book 3350, Page 500, said indebtedness was assigned to the Federal National Mortgage Association.

This conveyance is made subject to all applicable Metropolitan Government planning and zoning regulations.

NOV18⁶⁹	CONV	*9,750.00	A* 25.22	
NOV18⁶⁹	S'TAX		A* .50	
NOV18⁶⁹	PR'FEE		A* 3.00	* 28.72
NOV18⁶⁹	W'DEED			

This is unimproved ( ) improved (X) property, known as 1706 Long Avenue, Nashville, Tennessee 37206
(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 14th day of November, 19 69

Luther Wade Jackson

Virginia Mai Jackson

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Don B. Tollett, a Notary Public in and for said County and State, the within named Luther Wade Jackson and wife, Virginia Mai Jackson,

the 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, Tennessee, this 14th day of November 19 69

Commission expires May 27, 1973

Don B. Tollett
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for ths 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
Luther Wade Jackson and wife,

TO
Virginia Mai Jackson

Joe W. Sweat

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.