BOOK 4400 PAGE 523

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Gale Douglas Blackburn and wife, Patricia Ann Blackburn

TO

James Clay Jackson and wife, Mary Bruton Jackson

For draftsman's use

This instrument was prepared by Clyde P. Holland; Law Firm of Warfield, Entrekin & Jones, Third National Bank Building, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James C. Jackson, et us (NAME)	Fidelity Federal Savings & Loan Association (NAME)	Map 133-12 Par. 64
419 Tampa Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

A 69833

IDENTIF. REFERENCE

MAR 2 9 46 AM '70

FELIX Z. WILS REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 21,165.62 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February, 1970.

Notary Public

MY COMMISSION EXPIRES: 5-3-72

(AFFIX SEAL)

For and in Consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid by James Clay Jackson and wife, Mary Bruton Jackson and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the agreement by the said James Clay Jackson and wife, Mary Bruton Jackson to pay the unpaid balance of a loan in the original amount of FIFTEEN THOUSAND, NINE HUNDRED AND NO/100 ($15,900.00) DOLLARS secured by deed of trust to Vaden Lackey, Jr., Trustee as of record in Mortgage Cook 4151, Page 638, Register's Office for Davidson County, Tennessee, in conformity with the terms and conditions stated therein.

Gale Douglas Blackburn and wife, Patricia Ann Blackburn have bargained and sold, and by these presents do transfer and convey unto the said James Clay Jackson and wife, Mary Bruton Jackson, 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. 79 on the Plan of Windsor Park, as of record in book 3600, page 64, Register's Office for said County.

Lot No. 79 fronts 67 feet on the westerly side of Tampa Drive and extends back 179.6 feet on the northerly line and 192.2 feet on the southerly line to a dead line measuring 68.17 feet thereon.

Being the same property conveyed to Gale Douglas Blackburn and wife, Patricia Ann Blackburn by deed from Windsor Development Company of record in book 4151, page 634, Register's Office for said County.

Conveyance of this property is subject to restrictive covenants contained in an instrument of record in book 3792, page 445 and as amended in book 3816, page 784 and in book 3251, page 18, Register's Office for Davidson County, Tennessee and 10-foot public utility easement, 30-foot minimum building setback line and conditions of owners certificate as shown on plan of record in book 3600, page 64, Register's Office for Davidson County, Tennessee.

MAR-2[illegible]	CONV	21,165.62			
MAR-2[illegible]	S'TAX		A*	55.12	
MAR-2[illegible]	PR'FEE		A*	.50	
MAR-2[illegible]	W'DEED		A*	3.00	* 58.62

WD-2

This is ~~unimproved~~ improved ( ) property, known as 419 Tampa Drive, Nashville, Tennessee 37211
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James Clay Jackson and wife, Mary Bruton Jackson, their heirs and assigns, forever.

And they do covenant with the said James Clay Jackson and wife, Mary Bruton Jackson that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And Gale Douglas Blackburn and wife, Patricia Ann Blackburn do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said James Clay Jackson and wife, Mary Bruton Jackson heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 23rd day of February, 1970

Gale Douglas Blackburn
GALE DOUGLAS BLACKBURN

Patricia Ann Blackburn
PATRICIA ANN BLACKBURN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named Gale Douglas Blackburn and wife, Patricia Ann Blackburn the bargainors, 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 Tennessee, this 23rd day of February, 1970

Notary Public.

Commission expires 5-3-70

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 contained, 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 .