Andrew C. Jackson & Wife (Andrew C. Jackson, now deceased)

WARRANTY DEED

BOOK 4406 PAGE 699

Project:	County:	Tract:
U-006-3(35)	Davidson	123

KNOW ALL MEN BY THESE PRESENTS, That I/we,

Ida Bilbrey Jackson

have bargained and sold, and by these presents do transfer and convey unto the State of Tennessee for the use and benefit of the Department of Highways the land more particularly described as follows:

Being parts of Lots Nos. 49 & 50 on the map of L. M. Ezell's Revised Subdivision of a 12.11 acre tract of the Talbot Lands as of record in Book 1130, Page 5, Register's Office Davidson County.

Beginning at a point in the southerly margin of West Avenue said point being the common corner of Lots 49 & 50 on said plan;thence with the said margin eastwardly 29 feet, more or less, to a point in the northerly boundary of Lot No. 50; thence southwestwardly 25 feet, more or less, to a point whichis 20 feet southerly from the south margin of West Avenue; thence south 5 degrees 51 minutes 42 seconds west 110 feet to a point in the northerly boundary of Lot No. 31 on said plan; thence with the northerly boundary of Lot No. 31 and Lot No. 30, 40 feet to a point which is 28 feet, more or less, west of the common line between Lots 49 & 50; thence north 5 degrees 51 minutes 42 seconds east 110 feet to a point; thence northwestwardly 25 feet, more or less, to a point in the southerly margin of West Avenue and in the northerly boundary of Lot No. 49 on said plan; thence with said margin eastwardly 45 feet, more or less, to the point of beginning and containing 5,538 square feet and being part of the same property vested in Andrew C. Jackson and wife, Ida Bilbrey Jackson by deed from Robert L. Clark and wife as of record in Book 1315, Page 430, Register's Office Davidson County, Tennessee.

The above described property is hereby conveyed in fee simple. It is to be used for the construction of a controlled access highway and all right of ingress and egress to,from and across the same and to and from abutting lands is hereby conveyed. However, the grantor will have right of access only across the above described property as shown on the plan.

The above described property is hereby acquired for highway purposes, and the lien for property taxes against the same is to be removed as provided for in Section 67-645 or Section 67-646, Tennessee Code Annotated.

The above described property is not improved and is located at 914 West Avenue, Nashville, Tennessee.

This instrument was prepared by Ed Wall, 2120 Belcourt Avenue, Nashville, Tennessee.

The consideration mentioned hereinafter includes any and all damages both actual and incidental to the remainder of the property.

This conveyance is hereby executed for the sole purpose of correcting an error appearing in the description in the conveyance as of record in Book 4064,Page 438,Register's Office Davidson County, Tennessee. This deed of correction is executed for the purpose of correcting said error.

This conveyance is made in consideration of Deed of correction only.

($_____) Dollars, cash in hand paid, the receipt of which is hereby acknowledged.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging, to the said State of Tennessee for the use and benefit of said Department of Highways of the State of Tennessee. And I/we do covenant with the said State of Tennessee that I am/we are lawfully seized and possessed of said land in fee simple, have a right to convey it and the same is unencumbered.

And I/we do further covenant and bind myself, my/ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said State of Tennessee against the lawful claims of all persons whomsoever.

Witness my/our hand(s), this 5 day of March, 1970

Ida Bilbrey Jackson

STATE OF TENNESSEE, Davidson COUNTY

Personally appeared before me, Harry K. Cope, a Notary Public in and for said County and State, the within named Ida Bilbrey Jackson

the bargainor(s), with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Nashville Tennessee, this 5th day of March, 1970.

My commission expires:
1-16-72

Harry K. Cope, Notary Public.

WARRANTY DEED

FROM

Ida Bilbrey Jackson

TO

STATE OF TENNESSEE

Filed for record this ____ day of ____, A.D., 19__, at ____ o'clock ____ minutes ____ M.

Register.

IDENTIF. REFERENCE

MAR 26 10 05 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

A 72569

MAR 26 MISC A* 3.00 * 3.00