BOOK 4503 PAGE 345 Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,210.52

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF May 1971

Notary Public

MY COMMISSION EXPIRES: Dep. Cty. Register
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219
NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmy Joe Jackson et ux (NAME)	Guaranty Mortgage Company (NAME)	
4717 Debra Drive (STREET ADDRESS OR ROUTE NUMBER)	311 Seventh Avenue North (STREET ADDRESS)	Map 149-9
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Par. 27

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, Leon Alexander and wife, Lois B. Alexander

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmy Joe Jackson et ux Shiela H. 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:

BEING Lot No. 39 on the Plan of Debra Heights, Section 3, of record in Book 4176, page 6, Register's Office for Davidson County, as follows:

Said Lot No. 39 fronts 90 feet on the westerly side of Debra Drive and runs back 144.47 feet on the northerly line and 115 feet on the southerly line to a dead line measuring 74.23 feet thereon.

BEING the same property conveyed to Leon Alexander et ux Lois B. Alexander by deed from Joe A. Proctor et ux Mary K. Proctor of record in Book 4391, page 447, said Register's Office.

THIS conveyance is made subject to a Deed of Trust of record in Book 4282, page 561, Register's Office, Davidson County, Tennessee, given to secure Guaranty Mortgage Company a note, the balance of which is being assumed by the grantee herewith.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

This is unimproved { } improved {x} property, known as 4717 Debra Drive, Antioch, 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 our hand s this 26 day of March, 1971

Leon Alexander

Lois B. Alexander

STATE OF TENNESSEE DAVIDSON COUNTY

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Harold Reeves, a Notary Public in and for said County and State, the within named Leon Alexander et ux Lois B. Alexander

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 26th day of March 19 71

Commission expires 11/12/72

Harold Reeves
Notary Public Harold Reeves

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such (they) _____ 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 LEON ALEXANDER ET UX

LOIS B. ALEXANDER

TO JIMMY JOE JACKSON ET UX

SHEILA H. JACKSON

B 15461

IDENTIF. REFERENCE

MAY 20 10 49 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seddon
Attorney-at-Law
Post Office Box 2523
480 Jas. Robertson Pkwy.
Nashville, Tennessee 37219

MAY20 71 CONV 19,210.52
MAY20 71 STAX A* 49.92
MAY20 71 PRFEE A* .50
MAY20 71 MTGTAX A* 3.00 * 53.42