Record B.
Bank of Sandy
Simmons Bldg.

WARRANTY DEED

BOOK 4521 PAGE 170

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Claude S. Jackson et ux	Fidelity Federal Savings & Loan Assn.	
(NAME) 612 Baxter Lane	(NAME) 4th & Union	Map 160-7
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	Pc. 10
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Thirty Five Thousand Seven Hundred Fifty and no/100 - ----------($35,750.00) ---------- *Dollars,*

of which $22,300.93 has been paid in cash by Claude S. Jackson and wife, Pauline C. Jackson, the receipt of which is hereby acknowledged, and for the remainder the said Claude S. Jackson and wife have assumed and agree to pay the unpaid balance of $13,449.07 of an original indebtedness of $16,000.00 secured by deed of trust of record in book 3733, page 111, Register's Office for Davidson County, Tennessee,

We, John H. James, Jr. and wife, Rebecca S. James,

have this day bargained and sold, and do hereby transfer and convey unto the said Claude S. Jackson and wife,

Pauline C. Jackson, their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in the 6th, formerly the 8th, Civil District of Davidson County, Tennessee, being part of lot No. 6 on the Plan of the Subdivision of the Baxter 110 acre tract of land east of Franklin Turnpike Road, not or record, being lot "H" on a survey made by Z. J. Wilkinson, Surveyor, July 20, 1954, as follows:
Beginning in the center of Baxter Lane at the southeast corner of the property conveyed to Mary M. Beasley, by deed from John L. Mills and wife, of record in Book 2300, page 335, Register's Office for said County, at the corner of lots "G" and "H"; thence with the line between said two lots, northwardly 488.8 feet; thence eastwardly 178.2 feet to the northwest corner of lot No. 7; thence with the line between lots Nos. 6 and 7, southwardly 488.8 feet to the center of Baxter Lane; thence with the center line of same, westwardly 178.2 feet to the beginning.
Being the same property conveyed to John H. James, Jr. and wife, Rebecca S. James, by deed from John W. Denny and wife, Mildred B. Denny, of record in Book 4127, page 193, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 35,750.00

Subscribed and sworn to before me, this the 15 th day of July 19 71

Affiant

My commission expires: June 6, 1972 (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 612 Baxter Lane, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Claude S. Jackson and wife, Pauline C. Jackson, their

(successors),

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except by deed of trust as above set out, and taxes for 1971 which are assumed by the grantees.
We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Claude S. Jackson and wife, Pauline C. Jackson, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* S *this* 15th *day of* July, 19 71 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John H. James, Jr.

Rebecca S. James

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensley, *a Notary Public in and for said County and State,* John H. James, Jr. and wife, Rebecca S. James,

the within named 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 16th *day of* July, *19* 71

Mary Ensley *Notary Public*

Commission expires June 6, 1972

NOTARY PUBLIC STATE AT LARGE TENNESSEE

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 .....

Brian Title 2/19/13

WARRANTY DEED

FROM

John H. James, Jr. et ux

TO

Claude S. Jackson et ux

JUL 19 71 CONV 35,750.00
JUL 19 71 S'TAX A* 92.82
JUL 19 71 PR'FEE A* .50
JUL 19 71 W'DEED A* 4.00 * 97.32

B 2 3 3 8 7

IDENTIF. REFERENCE

JUL 19 10 16 AM '71

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.–S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE