Prepared by: Neal & Harwell
800 3rd Nat'l Bank Bldg.
Nashville, Tn.

FROM: Jessie B. Jackson BOOK 1846 PAGE 467 mail to

TO: J. B. Jackson, Jr. et ux Mavoline W. Jackson

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. B. Jackson, Jr. et ux (NAME:)	Same (NAME:)	37
Old Louisville Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	129
Goodlettsville, Tenn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	All

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $9,500.00 Jessie B. Jackson subscribed and affiant sworn to before me, this the 15th day of August, 1974.

Notary Public

My commission expires:

3/8/78

For and in consideration of the sum of one dollar, and other good and valuable consideration, I, Jessie B. Jackson being the widow of J. B. Jackson, deceased, have bargained and sold, and by these presents do transfer and convey unto the said J. B. Jackson, Jr., et ux, Mavoline W. Jackson, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract of land in the 10th formerly the 22nd, Civil District of said county, containing 160 acres, more or less and described as follows: Beginning at the N. E. corner of said tract a black walnut stump: thence south 1 1/2 degrees W. 102 poles to a stone, Isaac Coswell's and William Hunter's corner on the West side of the Talley Road: thence with Hunter's line North 87 1/2 degrees West 84 poles to a stone, N. E. corner of 5.4 acres conveyed by H. P. Avril and wife to W. W. Parrish by deed recorded in Book 487, Page 174, thence with the line of same north 79 Degrees West 35.64 poles to the center of Pike South 20 3/4 degrees East 28 poles to a point on the South side of said Pike opposite a curve in said Pike; thence South 54 degrees East 29.72 poles to a dead beech, marked as a corner, Mrs. Ann Hackney's and Avril's corner in said William Hunter's West line standing two poles North of his S. W. corner; thence with Mrs. Ann Hackney's North boundary line N. 84 1/2 degrees W. 86 poles to a poplar stump and beech pointer, Butterworth's S. E. corner and Avril's S. W. corner: thence N. 9 degrees West 150 poles to a stake in the center of White Creek public road, W. J. Butterworth's and H. P. Avril's corner: thence S. 83 degrees E 69.56 poles to a stake, elm pointer at the base of a hill: thence N. 77 1/2 degrees E 13 poles to a stake on a hillside; thence S. 89 degrees E. 50 poles to a stake in the center of said Talley Road opposite an elm well marked; thence South 26 Degrees East 9 poles to a stake in a branch: thence South 85 degrees East 56 poles to the beginning.

Being the same property conveyed to J. B. Jackson and wife, Jessie B. Jackson by deed from R. E. Spivey and wife Lydia Spivey of record in Book 1085, Page 612, Register's Office of Davidson County, Tennessee.

EXCLUSION: Included within the above description but specifically excluded from this conveyance are two tracts of land more specifically described as follows:

TRACT NO 1

Land in the 10th Civil District of Davidson County, Tennessee, containing 63.40 acres, more or less, and described according to a survey by Stephen A. Draper, Surveyor, March 25, 1953 as follows:

Beginning at a point in the southwest corner of the above mentioned 63.40 acre tract which point is also the easterly side of the Fox, formerly Butterworth, lands which point is also a cedar post at an old poplar stump 7 feet east of a 36 inch Beech, thence north 6° 37' west 2490 feet with Fox's east line fence to a point, thence south 86° 45' east 756 feet, which line is located in Shaw road, to a point, thence south 76° 50' east 374.5 feet (crossing a branch of White's Creek) to an iron pin at a fence, thence south 61° 40' west 158 feet to an iron pin, thence south 40° west 183.5 feet to an iron pin; thence south 17° east 81 feet to an iron pin, thence south 3° 26" west 112 feet to a Mulberry, thence south 19° 18' east 225 feet to an iron pin which is 5 feet west of a 36 inch elm, thence south 32° 30' east 221 feet (with a branch) to an iron pin 10 feet east of an 18 inch poplar, thence south 34° east 170 feet to a 30 inch beech, which is 20 feet more or less east of spring house, thence south 22° 15' east 63 feet to an 8 inch elm. thence south 14° east 226 feet along a fence line to an 8 inch elm, thence south 23° 15' east 205.8 feet to a 10 inch elm, thence south 25° 15' east 177 feet to a fence post, thence south 35° east 496 feet along a fence line to a stone planted 9 feet south 35° east from an 18 inch Lynn tree, thence south 0° 30' east 506 feet along a fence to a point which is a fence corner.

Being the same property conveyed to Albert E. Douglas and wife, Cordelia Otis Douglas by Installment Deed from J. B. Jackson and wife, Jessie B. Jackson, of record in Book 2146, Page 108, Register's Office of Davidson County, Tennessee.

TRACT NO. 2

Located in the 10th Civil District of said County and State, lying on the Northeast side of Brick Church Pike, beginning at a point in the center of said Pike, corner to James Townes property recorded in Book 2481, Page 521, R. O. D. C. Tennessee, and the property herein conveyed;thence north 75° 30' west 614 feet; thence north 2° East 563 feet; thence South 84° West 725 feet to the center of Brick Church Pike; thence with the center of said Pike, north 18° 30' west 330 feet to the beginning, containing 6.4 acres, more or less, according to a survey of Stephen A. Draper, Surveyor, not dated.

Being the same property conveyed to James V. Townes and wife, Nina B. Townes by Installment Deed from J. B. Jackson and wife, Jessie B. Jackson, of record in Book 2904, Page 102, Register's Office for Davidson County, Recorded May 5, 1959.

This is unimproved property, located on Brick Church Pike, Nashville, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. B. Jackson, et ux, Mavoline W. Jackson, their heirs and assigns, forever.

And I do covenant with the said J. B. Jackson, et ux Mavoline W. Jackson that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Jessie B. Jackson do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said J. B. Jackson et ux Mavoline W. Jackson, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 15th day of August, 1974.

Jessie B. Jackson
Jesse B. Jackson

C68531

IDENTIF. REFERENCE
AUG 23 2 18 PM '74
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Joann J. Phillips, a Notary Public in and for said County and State, the within named Jessie B. Jackson the bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 15th day of August, 1974.

Joann J. Phillips
Notary Public

My commission expires:
3/8/78

AUG 23	CONV	9,500.00				
AUG 23	S'TAX		A*	24.70		
AUG 23	PR'FEE		A*	.50		
AUG 23	W'DEED		A*	6.00	*	31.20