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IDENTIF. T REFERENCE

JAN 30 1 07 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

BOOK 4886 PAGE 59

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Affiant Robert Lee Jackson

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF January, 1975

Notary Public

MY COMMISSION EXPIRES: 4-27-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Levine & Rosenblum, Attorneys , 18th Floor - Life & Casualty Tower, Nashville, TN 37219

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sherron Weinberger (NAME)	SAME (NAME)	92-6
939 Jefferson Street (STREET ADDRESS OR ROUTE NUMBER)	" (STREET ADDRESS)	461
Nashville, TN. 37208 (CITY) (STATE) (P. O. ZIP)	" (CITY) (STATE) (ZIP)	Mo

the Grantees herein not foreclosing on a first mortgage,

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, Robert Lee Jackson and wife, Irene Jackson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sherron Weinberger

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:

Land in Davidson County, Tennessee, being Lot No. 53, on the Plan of Faulconer and Ashcraft's Subdivision of Lots 18 and 19 in Boyd McNairy Tract, as of record in Book 57, Page 121, Register's Office for said County.

Said Lot No. 53 fronts 35 feet on the northerly side of Batavia, formerly Prospect Street, and runs back between parallel lines 106 feet to an alley.

Being the same property conveyed to Robert Lee Jackson and wife, Irene Jackson by deed Walter D. Rease of record in Book 4662, Page 857, Register's Office for Davidson County, Tennessee.

This deed, is a deed in lieu of foreclosure. It is made by the grantors to the grantees (who are the holders of the 1st mortgage note) as the Jackson's are more than 7 months behind on their payments at the time of this conveyance.

This is unimproved ( ) improved ( ) property, known as 2510 (House Number) Batavia Street, (Street) Nashville, (P. O. Address) 37208 (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 24th day of January, 1975

Robert Lee Jackson

Irene Jackson

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Bernard M. Rosenblum, a Notary Public in and for said County and State, the within named Robert Lee Jackson and wife, Irene Jackson

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 24th day of January 1975

Commission expires 4-27-76

Bernard M. Rosenblum
Notary Public

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

Please Return by Mail to Sherron Weinberger
939 Jefferson St
Nashville Tenn 37205

WARRANTY DEED

FROM
ROBERT LEE JACKSON and wife

TO
SHERRON WEINBERGER

Prepared By:
Levine & Rosenblum, Attorneys
18th Floor - Life & Casualty Tower
Nashville, Tennessee 37219

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN30'75	CONV	*7,500.00				
JAN30'75	S'TAX		A*	19.50		
JAN30'75	PR'FEE		A*	.50		
JAN30'75	W'DEED		A*	4.00	*	24.00