BOOK 4927 PAGE 433 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,235.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 16th DAY OF June, 1975.

Notary Public

MY COMMISSION EXPIRES: July 1, 1976

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 507 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claude S. Jackson (NAME)	DOBSON AND JOHNSON, INC. (NAME)	Map 133-14
4817 Lynn Drive (STREET ADDRESS OR ROUTE NUMBER)	311 Plus Park Blvd. (STREET ADDRESS)	Parcel 40
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	

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, GRACE K. EDWARDS and son, MICHAEL EDWARDS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Claude S. Jackson &wife Pauline C. 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:

LAND in Davidson County, Tennessee, being Lot No. 87 on the Plan of Elysian Park, as of record in Book 2331, page 32, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the southeasterly margin of Trousdale Drive, at the corner of Lots 87 and 88; thence with the line between said lots, southeasterly 142.9 feet to a corner of Lot No. 86; thence with the line between said lots 86 and 87, northeasterly 165 feet to the westerly margin of Lynn Drive; thence with the margin of the same, northwesterly around a slight curve, 193.3 feet to the beginning of a curve; thence around said curve, westerly 41.8 feet to the margin of Trousdale Drive; thence with the margin of the same, southwesterly 159.3 feet to the point of beginning.

BEING the same property conveyed to Grace K. Edwards and son, Michael Edwards by deed from Leon C. Gray and wife, Edna L. Gray, of record in Book 4607, page 898, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 2435, page 360, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee (s) herein.

AS part of the above consideration, the Grantee(s) herein, assumed and agree to pay the unpaid balance owing on a certain note, executed by the Grantor(s) herein to Dobson and Johnson, Inc. in the original principal amount of $31,500.00, of record in Book 4514, page 208, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 4817 Lynn Drive, Nashville, Tennessee 37211
(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 16 th day of June, 19 75

Grace K. Edwards
GRACE K. EDWARDS

Michael C. Edwards
MICHAEL EDWARDS
Michael Edwards

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Grace K. Edwards and son, Michael Edwards

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 16 th day of June, 19 75

Commission expires JULY 4, 1978

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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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

WARRANTY DEED

FROM
Grace K Edwards and son

Michael Edwards

TO
Claude S. Jackson and wife

Pauline C. Jackson

Mail
Claude Jackson
412 Baxter Ave
Nashville, Tn
37220

D 04724

IDENTIF. REFERENCE

JUN 27 3 21 PM '75

FEE REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN 27 75	CONV	24,235.00			
JUN 27 75	S'TAX		A*	88.92	
JUN 27 75	PR'FEE		A*	.50	
JUN 27 75	W'DEED		A*	4.00	* 93.42