BOOK 5142 PAGE 454

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,142.43

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF April, 1977

Notary Public

MY COMMISSION EXPIRES: 1-21-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, HERMITAGE PROFESSIONAL MALL, HERMITAGE, TENNESSEE 37076
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary A. Jackson et ux (NAME)	Fidelity Federal Savings & Loan (NAME)	3rd Civil Dist.
128 Harpeth View Trail (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	MAP 96-2
Kingston Springs, TN 37082 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	PARCEL 53

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, FIRST REALTY GROUP, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GARY A. JACKSON ET UX SHIRLEY R. 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. 38 on the Map of Section 1, CLOVER BOTTOM SUBDIVISION, as of record in Book 1424, Page 50, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to First Realty Group, Inc. by deed of record in Book 5096, Page 57, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of notes secured by a first mortgage Deed of Trust of record in Book 4986, Page 707, payable to Fidelity Federal Savings & Loan Association, and a second mortgage Deed of Trust of record in Book 5096, Page 59, payable to Commerce Union Bank, Register's Office for Davidson County, Tennessee.

THE existing escrow account and hazard insurance policy is hereby transferred with this conveyance to the Grantees herein.

THIS conveyance is subject to any exising restrictions and/or easements.

This is unimproved ( ) improved (X) property, known as 2816 Blue Brick Drive, Nashville, Tennessee 37214
(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 my hand this 20th day of April, 1977

FIRST REALTY GROUP, INC.

BY JERRY KEMP, VICE PRESIDENT: Jerry Kemp, V.P.

STATE OF TENNESSEE
Davidson County

BOOK 5142 PAGE 455

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessse, this _____ day of _____ 19___

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jerry Kemp with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the Vice President and respectively of the First Realty Group, Inc. the within named bargainor, a corporation, and that (he) as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Jerry Kemp as such Vice President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Hermitage, Tennessee on this the 20th day of April, 19 77.

My commission expires 1-21-81

_____
Notary Public

LEGAL NOTARY PUBLIC AT LARGE TENNESSEE

WARRANTY DEED

FROM

FIRST REALTY GROUP, INC.

TO

GARY A. JACKSON ET UX SHIRLEY R. JACKSON

E 0 1 5 7 4

IDENTIF. REFERENCE

MAY 2 1 23 PM '77

REGISTER
DAVIDSON CO. TENN.

Return to:

LEON SHARBER, ATTORNEY
HERMITAGE PROFESSIONAL MALL
HERMITAGE, TENNESSEE 37076

MAY-27	CONV	35,142.43			
MAY-27	S'TAX		B*	91.26	
MAY-27	PR'FEE		B*	.50	
MAY-27	W'DEED		B*	4.00	* 95.76