BOOK 5212 PAGE 347

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF October, 1977.

Notary Public

MY COMMISSION EXPIRES: 3-8-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & WEEMS, ATTORNEYS
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Andrew J. Jackson (NAME)	Third National Mortgage Co. (NAME)	13DA-5601
209 Hodge Circle (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2628 (STREET ADDRESS)	58-11
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP)	122

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, JAMES HALE and wife, MARY FRANCES HALE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANDREW J. JACKSON and wife, HAZEL O. 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. 162 on the plan of Section 2, Royal Hills, of record in Book 4660, page 122, Register's Office for said County.

SAID Lot No. 162 fronts 40.0 feet on the easterly margin of Hodge Circle and extends back 161.84 feet on the southerly line and 193.44 feet on the northerly line to a broken line in the rear, measuring 181.50 feet thereon.

BEING part of the property vested in James Hale by two deeds, the first to James Hale and Doyle Kinslow (a partnership) d/b/a Hale & Kinslow from Averbuch-Morris, a partnership composed of Sidney Averbuch and M.C. Morris, of record in Book 5000, page 645, Register's Office for Davidson County, Tennessee; the second to James Hale from Doyle Kinslow, of record in Book 5113, page 642, said Register's Office.

Together with an easement, appurtenant to said Lot No. 162, for the air-conditioning unit serving the residence located on said Lot No. 162 and which encroaches on Lot No. 161 on the said plan of Section 2, Royal Hills, as shown on the survey made by John B. Kohl, III, Registered Land Surveyor, Tennessee No. 100, dated October 17, 1977, Job No. W2-17203-J, a copy of which is attached hereto and made part hereof by such reference thereto, the said James Hale having acquired title to said Lot No. 161 in the same manner in which he acquired said Lot No. 162, together with the right to encroach upon said Lot No. 161 as may be reasonably necessary to repair or maintain the air-conditioning equipment; provided, however, that in the event the encroachment is removed by reason of being no longer necessary to service the residence, or in the event said residence is demolished voluntarily or by casualty loss, the easement rights herein granted shall terminate and re-encroachment shall not be permitted.

This is unimproved ( ) improved (XX) property, known as Lot 162, Hodge Circle, Nashville, Tennessee
(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 18th day of October, 1977

James Hale

Mary Frances Hale

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 James Hale and wife, Mary Frances Hale

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 18th day of October 19 77

Commission expires 3-8-80

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
JAMES HALE, et ux

TO
ANDREW J. JACKSON, et ux

E 32189

IDENTIF. REFERENCE

OCT 20 3 18 PM '77

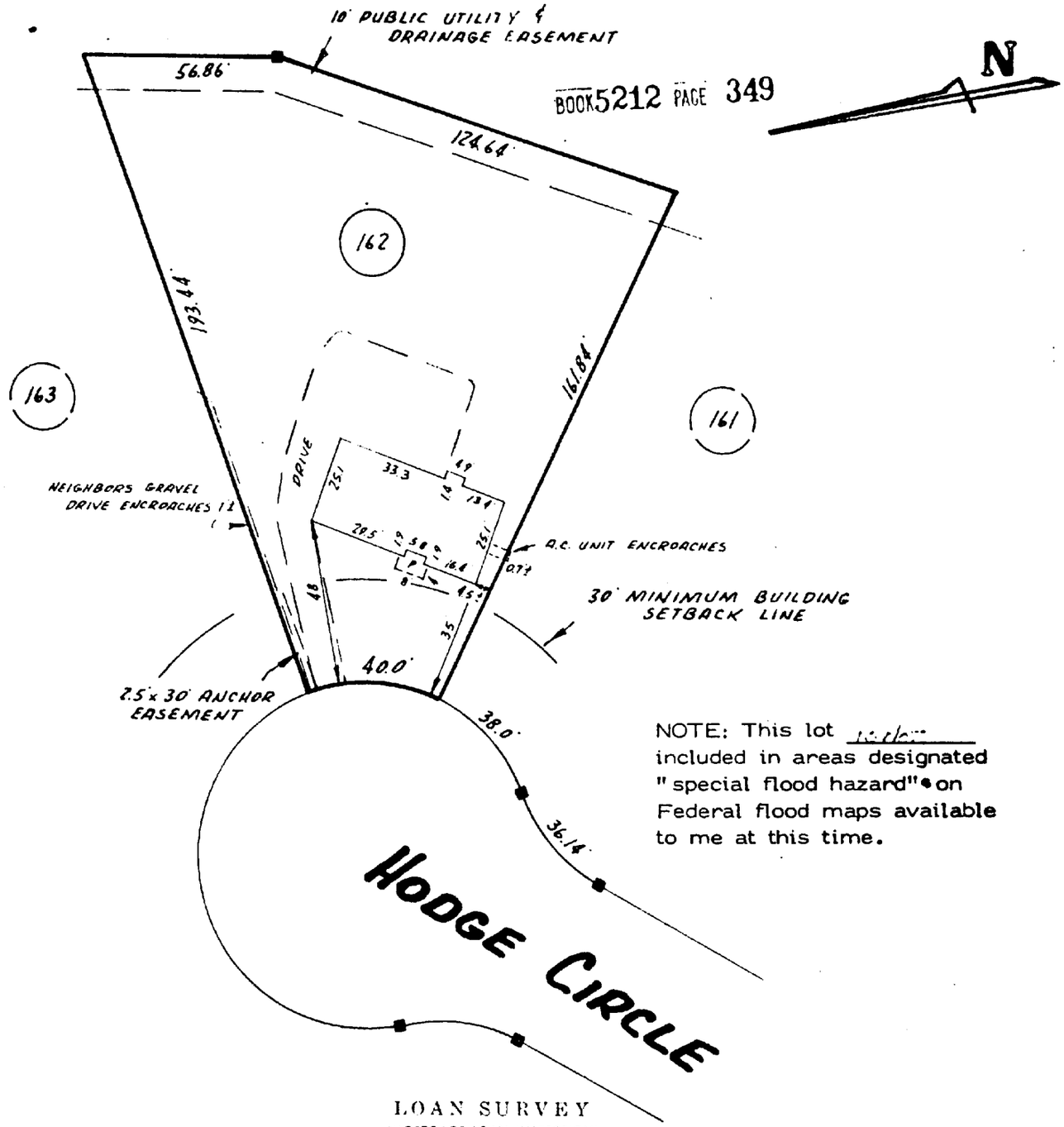
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OCT 20 77	CONV	47,600.00		
OCT 20 77	S'TAX		3* 123.76	
OCT 20 77	PR'FEE		8* .50	
OCT 20 77	W'DEED		3* 6.00	* 130.26

Row 1, Box 8

Connie

WILKINS, ADAMS & WEEMS, ATTORNEYS
401 Union Street
1100 Fidelity Federal Building
Nashville, Tennessee 37219



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NOTE: This lot [illegible] included in areas designated "special flood hazard" on Federal flood maps available to me at this time.

LOAN SURVEY
(MORTGAGE LOAN INSPECTION)

OWNER: ANDREW J. JACKSON & WIFE, HAZEL O.

PROPERTY: LOT No. 162 ON THE PLAN OF ROYAL HILLS- SECTION 2

RECORDED: BOOK 4660 - PAGE 122 - R.O.D.C.

PROPERTY LOCATED: HODGE CIRCLE, NASHVILLE, DAVIDSON COUNTY, TENNESSEE

SCALE: 1" = 40'

DATE: OCT. 17, 1977

JOHN KOHL
P. O. BOX 50291
NASHVILLE, TENN. 37205
227-3633

JOHN B. KOHL III
REGISTERED LAND SURVEYOR
TENNESSEE No. 100