BOOK 5299 PAGE 157

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7TH DAY OF JUNE, 1978

Notary Public

MY COMMISSION EXPIRES: 10-08-81

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, 300 JAMES ROBERTSON PARKWAY, NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Lee Jackson (NAME)	Commerce Union Bank (NAME)	83-2
420 Scott Ave. (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	269
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37239 (CITY) (STATE) (ZIP)	27W 04665

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, Earl Carter and wife Betty L. Carter B L C

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Lee Jackson and wife Irene H. 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 part of Lot No. 41 on the Plan of Brownsville, as of record in Book 21, page 9, Register's office for said County described according to a survey made by E.L. Miller, Jr. and Co., dated October 17, 1964, as follows:

Beginning at an iron pin in the easterly margin of Scott St. at the intesection with the southerly boundary of the L & N Railroad right of way, said point being 43.5 feet from the centerline of said right of way as measured at right angles from the center of said right of way; thence with the margin of said street, south 2 deg. 20' west 99.4 feet to an iron pin at the intersection of a alley; thence with the northerly margin of said alley, south 87 deg. 28' east feet to an iron pin ; thence leaving said alley, northwardly 14.1 feet to a iron pin in the southerly boundary of the L & N Railroad right of way;; thence with the same, northwesterly 205 feet ot the beginning.

B L.C.

Being the same property conveyed to Earl Carter and wife, Betty L. Carter by deed from Stanley M. Chernau, Trustee, of reocrd in Book 4097, page 688, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( ) This is improved (XX) property, known as 420 Scott Ave. (House Number) (Street) Nashville, TN (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 hands this 7TH day of JUNE, 1978

Earl Carter
Earl Carter
Betty L Carter
Betty L Carter

B L C

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STATE OF TENNESSEE
County of Davidson

Personally appeared before me, the undersigned Betty L. Carter a Notary Public in and for said County and State, the within named Earl Carter and wife Betty L. Carter

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 7TH day of JUNE 1978

Commission expires 10-18-81

Notary Public

STATE OF TENNESSEE

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

E 71341

IDENTIF. REFERENCE

JUN 15 2 24 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Earl Carter

TO
Robert Lee Jackson

JUN 15 '78		CONV	22,400.00		
JUN 15 '78	S TAX			B*	58.24
JUN 15 '78	PR FEE			B*	.50
JUN 15 '78		W DEED		B*	4.00
				*	62.74

Return to:
LAWYER'S ESCROW SERVICE
300 JAMES ROBERTSON PARKWAY
NASHVILLE, TENNESSEE 37201