Map 92-11
Par 78

For and in consideration of the total sum of Forty-Five Thousand Dollars ($45,000.00), of which the sum of Thirteen Thousand Dollars ($13,000.00) has been paid in cash, the receipt of which is hereby acknowledged, and the balance of which, or the sum of Thirty-Two Thousand Dollars ($32,000.00) is payable according to the terms of a promissory note of this date executed by grantees, payable to grantors, in said principal sum of $32,000.00, and bearing interest at the rate of eight per cent. (8%) on the first installment and eleven and one-half per cent. (11½%) on the remaining installments, and due and payable in four consecutive annual installments of Eight Thousand Dollars ($8,000.00) each, the first such installment being due and payable on January 2, 1981, and the remaining such installments being due and payable on the same day of each consecutive year thereafter, plus interest on the unpaid balance payable annually on the due date of each such annual installment, we, JOHN A. WELLS, JR., and wife, MARY H. WELLS, have bargained and sold and hereby transfer and convey to JOHN KEITH JACKSON and wife, MARY LEE JACKSON, their heirs and assigns, a parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 19 on the Plan of Burlington Heights Subdivision of part of the Elliston property, a plan of which subdivision is of record in Book No. 332, Page 13, Register's Office of Davidson County, Tennessee.

Said lot No. 19 fronts 50 feet on the north side of Charlotte Avenue, formerly Cedar Street, and runs back between parallel lines 150 feet to an alley. Said lot is also designated as parcel 78 on sheet 92-11 on the property map of Davidson County, and on the survey of Clyde D. Anderson, dated October 9, 1980.

For source of title, see deed dated January 11, 1955, and recorded in Deed Book 2339, Page 73, said Register's Office.

PREPARED BY
ALLEN SHOFFNER
ATTORNEY AT LAW
SHELBYVILLE, TENN.

To have and to hold said land to the said John Keith Jackson and wife, Mary Lee Jackson, their heirs and assigns, forever.

We covenant with the said John Keith Jackson and wife, Mary Lee Jackson, that we are lawfully seized and possessed of said land; that we have a good right to convey same; and that the same is unencumbered, with the exception of the lien of the 1980 taxes, which are pro-rated between grantors and grantees as of the date of this conveyance.

We further covenant and bind ourselves, our heirs and representatives, to warrant and defend the title to said land to the said John Keith Jackson and wife, Mary Lee Jackson, their heirs and assigns, against the lawful claims of all persons.

To secure the unpaid consideration hereinabove mentioned, a vendor's lien is hereby retained, which shall continue until said entire consideration shall have been paid in full, and is further secured by a purchase money deed of trust of this date.

Witness our signatures on this 17th day of October, 1980.

JOHN A. WELLS, JR.

MARY H. WELLS

PREPARED BY
ALLEN SHOFFNER
ATTORNEY AT LAW
SHELBYVILLE, TENN.

STATE OF TENNESSEE

BOOK 5669 PAGE 373

BEDFORD COUNTY

Personally appeared before me, ALLEN SHOFFNER _____, a Notary Public in and for said State and County, JOHN A. WELLS, JR., and MARY H. WELLS, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained. Witness my hand and official seal at Shelbyville, Bedford County, Tennessee, this 13th day of October, 1980.

Allen Shoffner
NOTARY PUBLIC

My commission expires: 1-11-1983

Send Land Tax Statement To:

Mr. and Mrs. John Keith Jackson,
Old Tullahoma Highway,
Shelbyville, Tenn., 37160.

STATE OF TENNESSEE
BEDFORD COUNTY

I hereby swear that the actual consideration or true value of this property transfer, whichever is greater, is $45000.00.

Affiant Allen Shoffner, atty, Agent

Subscribed and sworn to before me this 23 day of October, 1980.

Notary Public

My Commission Expires: 7/16/1984

CHECK

PREPARED BY
ALLEN SHOFFNER
ATTORNEY AT LAW
SHELBYVILLE, TENN.

10/24

525

G.I. 43 02

IDENTIF. REFERENCE

FILED FOR RECORD
OCT 24 2 52 PM '80
FELIX MAYNARD REGISTER
BEDFORD COUNTY, TENN.

CONT'D NEXT PAGE

CONT'D NEXT PAGE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			45000.00- CO	
			32000.00- MO	
			117.00 CO TX	
			30.00 MO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 156.50-	
			0525A 10/24/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.I. 4302

IDENTIF. REFERENCE

Oct 24 2 52 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 788108