Pick Box 31

FORM NO. WD-1

BOOK 5686 PAGE 452

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,500.00

Charles R. Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF December, 1980.

Vicki Lynn Bivens
Notary Public

MY COMMISSION EXPIRES: Oct. 20, 1984

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Dorothy Orange, Route # 2, Ashland City, Tennessee 37015
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Route # 9, Box 498 Clarksville, Tennessee 37040 (NAME)	Charles R. Jackson (NAME)	Map 29 Par 52.1 JS
Charles R. Jackson and Estate of Carlton Avaritt (STREET ADDRESS OR ROUTE NUMBER)	Route # 9, Box 498 (STREET ADDRESS)	
Clarksville, Tennessee 37040 (CITY) (STATE) (P. O. ZIP)	Clarksville, Tennessee 37040 (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, Willard Marc Comeaux, Sr., and wife, Zettie Bell Comeaux

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles R. Jackson and Estate of Carlton Avaritt

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:

A tract of land in the 14th Civil District of Davidson County, Tennessee, and more particularly described as follows;

Beginning at a point in the Northerly R. O. W. of Gray's Point Road, said point being 366.00' Westerly, as measured along said R. O. W., from the Southeast corner of the property conveyed to Willard Marc Comeaux, Sr. and wife, Zettie Bell Comeaux, by deed of record in Book 4036, Page 734, Register's Office for Davidson County, Tennessee, and proceeding as follows:

With said R. O. W., in a Westerly direction, with a curve to the left having a radius of 709.75', a distance of 123.00' to a point, being the southwest corner of said Comeaux property;

Thence, with the Northern boundary of Comeaux, S 85° - 03' - 15" E, a distance of 127.50' to a point;

Thence, severing the property of Comeaux, S 21° - 33' W, a distance of 49.34' to the beginning 0.07 Acres, more or less.

Being part of property conveyed to Willard Marc Comeaux, Sr. and wife Zettie Bell Comeaux, by deed from E. R. Rutherford of record in Book 4036, Page 734, Register's Office for Davidson County, Tennessee

This is { unimproved ( ) / improved ( ) } property, known as 4000 Gray's Point Road, (House Number) (Street) Joelton, Tennessee (P. O. Address) (City or Town) 37080 (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 29th day of November, 1980

Willard Marc Comeaux, Sr.
Willard Marc Comeaux, Sr.

Zettie Bell Comeaux
Zettie Bell Comeaux

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Dorothy L. Orange, a Notary Public in and for said County and State, the within named Willard Marc Comeaux, Sr. and wife, Zettie Bell Comeaux

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 Joelton (Davidson Co.), Tennessee, this 29th day of November 1980.

Dorothy L. Orange
Notary Public

Commission expires
My Commission Expires JAN 15, 1982

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

Willard Marc Comeaux, Sr. and wife,

Zettie Bell Comeaux

TO

Charles R. Jackson and

Estate of Carlton Avaritt

G 20335

IDENTIF. REFERENCE

DEC 4 4 04 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5686 PAGE 454

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
			250.00- CO	
			6.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	13.00-
			82&2A12/04/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 0 3 3 5

T

IDENTIF. REFERENCE

Dec 4 4 05 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 795561