BOOK 5743 PAGE 773

WARRANTY DEED

REAU F. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
34-9-162	Mr/Mrs Rex A. Jackson	Dobson & Johnson, Inc. One Commerce Place-Suite 1800 Nashville, TN.37239
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO 17562-001
GO-5028	1510 Monticello Avenue	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note dated January 29, 1974, in the original principal sum of $24,500.00, payable to Dobson & Johnson, Inc., in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by John Roy Claibourne, Jr., and wife, Carol E. Claibourne, to Albert Wm. Johnson, Trustee,as of record in Book 4784, page 608,

JOHN ROY CLAIBOURNE, JR., and wife, CAROL E. CLAIBOURNE

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto REX A. JACKSON and wife, DEBBIE R. JACKSON

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 3, Alta Loma Subdivision, 10th Civil District, as of record in Book 3700, page 126.

Said Lot No. 3 fronts 100 feet on the westerly margin of Monticello Avenue and extends back between lines, 420 feet on the northerly line, and 417.67 feet on the southerly line, to a dead lin in the rear on which it measures 100 feet.

Being the same property conveyed to John Roy Claibourne, Jr., and wife, Carol E. Claibourne, by deed from Zack R. Cheek and wife, Emelyn T. Cheek, as of record in Book 4784, page 606.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except as shown above and 1981 taxes which have been prorated and assumed by grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this the [illegible] day of May 19 81

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named John Roy Claibourne, Jr., and wife, Carol E. Claibourne 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, the 7 day of May, 1981.

Notary Public

My commission expires: 4-18-82

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), 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 _____, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 54,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF May 1981

MY COMMISSION EXPIRES 4-18-82 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

JOHN ROY CLAIBOURNE, JR.

AND WIFE

TO

REX A. JACKSON AND WIFE

G. 4. 1. 3 4 A

IDENTIF. REFERENCE

MAY 11 2 59 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____ respectively of _____, a corporation, the bargainor, and that _____ as such _____ and being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____ and attested by _____ as the said _____ of _____

Witness _____ official seal at _____

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5743 PAGE 775

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				PREE - PROBATE FEE	
DATE	SYMBOL	VALUATION	TAX AND FEES		TOTAL PAID

5400.00- CO
146.40 CO TX
.50 PREE
0.00 MORT
CHECK 146.90-
5128A05/11/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

MAY 11 2 59 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 821439