FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$27,077.31 James T. Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August 1981

Gary B. Fisher
Notary Public

MY COMMISSION EXPIRES: 1-22-84
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney At Law, 494 Bell Road, Nashville, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James T. Jackson (NAME)	Third National Mortgage Co. (NAME)	91-5
6411 Robertson Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2628 (STREET ADDRESS)	10
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	8DA 25220

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, Clarence W. Fitzgeraldand wife Beulah M. Fitzgerald

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James T. Jackson et ux
Patsy A. 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:

Being the southeasterly part of Lot No. 2 on a plat of the re-subdivision of Lots Nos. 34, 35, 36, 37 and 38 of a subdivision of Lots Nos. 41 and 43, West Nashville Annex as of record in Book 547, Page 40, said Register's Office, described as follows:
Beginning at a point on the northwesterly margin of James, or 22nd Street, at the southeast corner of a part of Lot No. 2 conveyed to Buford Morgan and wife, by deed from John Overby and wife, of record in Book 2146, Page 190, said Register's Office; thence with the northwesterly margin of said Street, southwestwardly 58 feet 3 inches to the northeasterly margin of a 10 foot alley; thence with alley northwestwardly 110 feet to the common corner of Lots Nos. 2 and 5 on said plat; thence with the line between said Lots Nos. 2 and 5, northeastwardly 41 feet 9 inches to the southwest corner of said Morgan property; thence with Morgan's line, southeastwardly 140 feet more or less, to the beginning. Being the same property conveyed to Grantors by Deed from Lawrence T. Keaton et ux, as of record in Book 5387, Page 634, Register's Office for said County.
This conveyance is subject to a certain Deed of Trust securing the repayment of a promissory note to Tennessee Housing Development Agency of record in Book 5387, Page 634, said Register's Office with a present unpaid balance of approximately $26,077.31, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

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

This is unimproved ( ) improved (X) property, known as 651 (House Number) James Avenue (Street) Nashville, Tennessee 37209 (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 14th day of August, 1981

Clarence W. Fitzgerald Clarence W. Fitzgerald

Beulah M. Fitzgerald Beulah M. Fitzgerald

STATE OF TENNESSEE
Davidson County

BOOK 5783 PAGE 6

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clarence W. Fitzgerald et ux Beulah M. Fitzgerald

the bargainors, 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 14th day of August, 19 81

Commission expires 1-22-84

Gary B Fisher
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 (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 Clarence W. Fitzgerald et ux Beulah M. Fitzgerald

TO James T. Jackson et ux Patsy A. Jackson

G 5 5 5 1 9

IDENTIF. REFERENCE

AUG 17 2 13 PM '81

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

RUSH

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

08/17 76.96- CHECK

2703

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

RECEIVED OF _____

FOR _____

BOOK 5783 PAGE 7

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
			27077.31- CO 70.46 CO TX .50 PRFEE 6.00 WDEED CHECK 76.36- 27034067/17/81 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 5551 9

IDENTIF. REFERENCE

AUG 17 2 13 PM '81

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 838386