FILE BOX 30

BOOK 6653 PAGE 834

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 43000.00

Subscribed and sworn to before me, this the 22 day of August 19 85

Affiant

Notary Public

My commission expires: 11/10/89
(Affix Seal)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Realtors Building, 306 Gay Street, Suite 203, Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Edison L. Buggs	TENNESSEE HOUSING DEVELOPMENT AGENCY
1706 Marsden Avenue (STREET ADDRESS)	c/o Third National Mortgage Company
Nashville, TN 37216 (CITY STATE ZIP)	P. O. Box 2628, Nashville, TN 37219 (STREET ADDRESS / CITY STATE ZIP)

MAP & PARCEL NO 072-12-0 196.00 15DZ 56255

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, James L. Jackson and wife, Patricia M. Jackson

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Edison L. Buggs and wife, Fannie Mae Buggs

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being the westerly 46 feet, 8 inches of Lot No. 138 and the Easterly 15 feet of Lot No. 139 on the plan of Riverside Drive Subdivision, of record in Book 974 at pages 60 and 61, Register's Office for Davidson County, Tennessee.
Said Tract fronts 61 feet, 8 inches on the southerly margin of Marsden Avenue and extends back between parallel lines 150 feet to a dead line.

Also conveyed herewith are rights to use the driveway serving the property which adjoins, to the east as set out in a joint driveway agreement of record in Book 4519, page 568, and re-recorded in Book 4526 at page 907, borth in the Register's Office.

Being the same property conveyed to James L. Jackson and wife, Patricia M. Jackson by deed recorded in Book 6509 at page 398, Register's Office for Davidson County, Tennessee.
This conveyance is subject to taxes for the year 1985 and subsequent years, easements and restrictive covenants of record.

35810
IDENTIFICATION REFERENCE
SEP 12 10 05 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

THIS IS _____ IMPROVED PROPERTY KNOWN AS 1706 Marsden Avenue, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 22 day of August 19 85

James L. Jackson

Patricia M. Jackson

[redacted]

State of Tennessee
County of Davidson

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On this 22 day of August, 19 85, before me personally appeared James L. Jackson and wife, Patricia M. Jackson to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

1/10/89

Notary Public

NOTARY PUBLIC AT LARGE

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.

Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

[redacted]

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

43000.CO- CAMT.
111.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 118.30-
6176A09/12/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35810

IDENTIFICATION REFERENCE

SEP 12 10 05 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 171923