BOOK 7086 PAGE 147

This Instrument Prepared By:
DEAN ROBINSON, ATTORNEY
225 Lebanon Road - Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Judy N. Blackwelder
323 Anthony Ave.
Mt. Juliet & Anthony Drive 37138

SEND TAX BILLS:
-New Owner-

MAP-PARCEL:
Map 54-9
Parcel 54
Field Book
No. LW03983

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Kenneth Jackson, d/b/a Jackson Construction, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Judy N. Blackwelder, a single person, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in the Second Civil District of Davidson County, Tennessee, being Lot No. 3 on the Plan of the Re-Subdivision of Lots 1 & 2, Life and Casualty Insurance Company's Subdivision of the Dabbs and Elliot Property, as of record in Plat Book 5800, page 162, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.
>
> Being the same property conveyed to Kenneth Jackson, d/b/a Jackson Construction, by virtue of a deed from Wilburn E. Hunt, Joe N. Hunt, Sr., John W. Hunt, Howard L. Hunt, Kenneth Ray Hunt, Sr., S. S. Thomas, Sr., and Mary M. Thomas, being all heirs at law of Mattie Northern Hunt, as of record in Book 6059, page 172, Register's Office for Davidson County, Tennessee.

This is improved property known as Lot No. 3, Anthony Avenue, Lakewood, Tennessee.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including easement, covenants and conditions as shown on the Plan of record in Plat Book 5800, page 162, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 my hand this 20th day of February, 1986.

KENNETH JACKSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kenneth Jackson**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 20th day of February, 1986.

NOTARY PUBLIC

My Commission Expires: 1/10/89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $16,000.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 16,000 Judy N. Blackwelder
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF Dec 1986.
Deputy Register

Subscribed and sworn to before me this 20th day of February, 198

NOTARY PUBLIC

My Commission Expires: _____

77748

IDENTIFICATION REFERENCE

DEC 30 2 23 PM '35

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

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

RECEIVED OF _____

FOR _____

BOOK 7086 PAGE 149

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

760[illegible].00- CAMT.
212.80 COTAX
.50 PRFE[illegible]
6.00 WDE[illegible]
CHECK 219.30-[illegible]
24260 12/30/86 SAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.7.7.4 8

IDENTIFI REFERENCE

DEC 30 2 28 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No28103