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79830

THIS INSTRUMENT PREPARED BY:
Williams & Smith, Attorneys
P. O. Box 2868
Nashville, Tennessee 37219



JAN 5 11 01 AM '87

IDENTIFICATION

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Max Guy Jackson and wife, Pamela B. Jackson 888 Lakemont Avenue Nashville, Tenn. 37220	Commerce Union Bank P. O. Box 2546 Nashville, Tenn. 37219	Map 160-9 Parcel 38

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, VICTORIA F. HOLT and husband, MAYNARD HOLT, have bargained and sold and by these presents do transfer and convey unto the said MAX GUY JACKSON and wife, PAMELA B. JACKSON, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Oak Hill Estates, Section III, as of record in Book 4860, page 3, 4, and 5, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Victoria F. Holt by Deed from J. B. Downey, Trustee, of record in Book 5115, page 521, Register's Office for Davidson County, Tennessee.

The herein named Maynard Holt joins in the conveyance for the purpose of conveying any rights to the property he may have acquired by marriage.

This is improved real property known as 888 Lakemont Drive, Nashville, Tennessee 37220.

To have and to hold said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said MAX GUY JACKSON and wife, PAMELA B. JACKSON, their heirs and assigns forever.

We do covenant with the said MAX GUY JACKSON and wife, PAMELA B. JACKSON, that we are lawfully seized and possessed of said land in fee simple and have good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1986 which are prorated to date of closing and assumed by the Grantees.

2. Restrictive Covenants contained in an instrument of record in Book 5010, page 245, Register's Office for Davidson County, Tennessee.

3. Matters set forth on the Plan of Oak Hill Estates, Section III, as of record in Book 4860, page 3, 4, and 5, Register's Office for Davidson County, Tennessee.

And we further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title to said land to the said MAX GUY JACKSON and wife, PAMELA B. JACKSON, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands this 31st day of December, 1986.

Victoria F. Holt
VICTORIA F. HOLT

Maynard Holt
MAYNARD HOLT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Diana L Rust, a Notary Public in and for said County and State, the within named VICTORIA F. HOLT and MAYNARD HOLT, 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 31st day of December, 1986.

Diana L. Rust
NOTARY PUBLIC

My Commission Expires: 10/24/88

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $190,000.00.

Randall Baye Jackson

Subscribed and sworn to before me this 31st day of December, 1986.

Diana L. Rust
NOTARY PUBLIC

My Commission Expires: 10/24/88

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	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

[illegible] CAPT.
532.50 COTX
.50 PRF
6.00 WDE
CHK # 536.50
4856A01/05/87 SL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79830

IDENTIFT REFERENCE

JAN 5 11 01 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 30505