Realty 42

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FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ 10,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF April 19 91

Notary Public

MY COMMISSION EXPIRES: January 11, 1992

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY: LASSITER, TIDWELL & TRENTHAM, ATTYS.
P.O. BOX 1369, BRENTWOOD, TN 37024-1369

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE & TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny L. Jackson	First American National Bank	91-08-152
(NAME)	(NAME)	
4701 Tennessee Avenue	First American Center	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37209	Nashville, TN 37237	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, James A. Tant and D. B. Spencer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Johnny L. Jackson, unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 60 on an unrecorded map of Subdivision in the 12th Ward of the City of Nashville, being known as the Lockhart Property, and shown on a copy of a survey made by S. R. Sandford, Jr., Civil Engineer, December 14, 1932, as follows:

Said Lot No. 60 fronts 50 feet on the southerly margin of Tennessee Avenue and runs back between lines, southwardly 142.5 feet to an alley.

Being part of the same property conveyed to James A. Tant and D. B. Spencer, as tenants in common, by deed from Clarence E. Odle, of record in Book 7063, page 114, Register's Office for Davidson County, TN.

ALSO CONVEYED IS that portion of Alley closed by Council Bill No. 77-552.

Subject to any and all restrictions and easements of record.

This description is the same used in the previous deed of record.

unimproved ( ) This is improved (XX) property, known as 4701 Tennessee Avenue, Nashville, TN 37209
(House Number) (Street) (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 5th day of April, 19 91

James A. Tant By DB Spencer

D. B. Spencer

STATE OF TENNESSEE
COUNTY OF Williamson

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Personally appeared before me, Elizabeth J. Smith, a Notary Public in and for said County and State, ~~James A. Tant and~~ D. B. Spencer

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that the ____ of the maker or a constituent of the maker and ____ authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office in Brentwood, Tennessee, this 5th day of April, 1991

Elizabeth J. Smith
Notary Public Elizabeth J. Smith

My commission expires: January 11, 1992

STATE OF TENNESSEE / COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. B. Spencer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the attorney in fact for James A. Tant and that he is authorized by James A. Tant to execute this instrument on his behalf.

Witness my hand at Brentwood, TN, this 5th day of April, 1991.

Elizabeth J. Smith
Notary Public

My commission expires 1/11/92

DEED

FROM
James A. Tant and D. B. Spencer

TO
Johnny L. Jackson, unmarried

Realty Title
Post Office Box 1369
428 Wilson Pike Circle
Brentwood, TN 37024-1369
(615) 377-0620

05104

IDENTIF. TREFERENCE

APR 8 1 39 PM '91

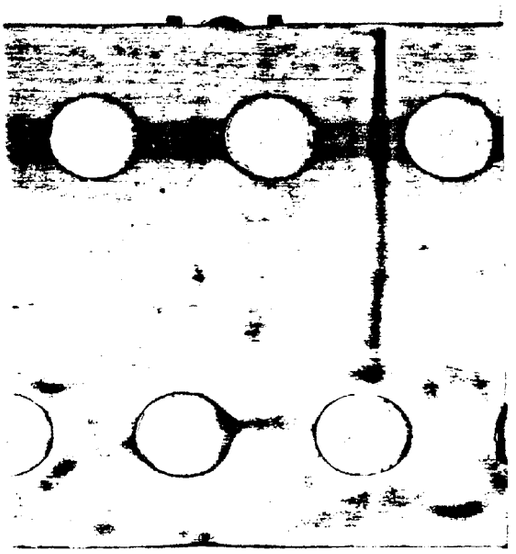
FELIX E. ELLIS, REGISTER
DAVIDSON COUNTY TN.

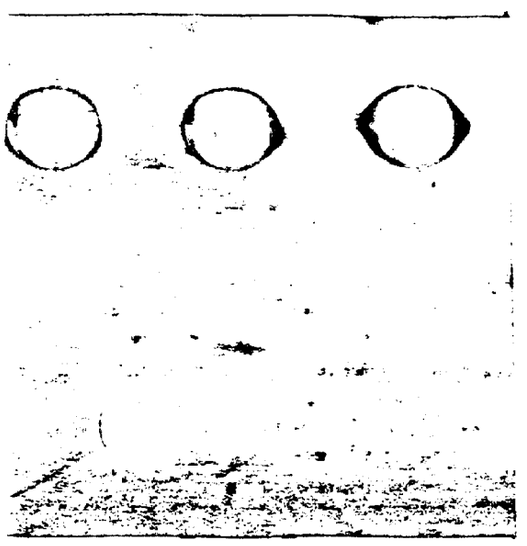
3049 04/08 0101 03CHECK

41.65

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	10500.00
CON TX	34.65
PRFEE	1.00
WDEED	6.00
~~BANK~~	41.65
CHECK	41.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/08/91 01 13:38 0001 3049

05104

IDENTIF. REFERENCE

APR 8 1 39 PM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 411130