GENERAL WARRANTY DEED

BOOK 8636 PAGE 460

FROM:
H. C. JACKSON COMPANY, INC.,
Grantor

This Instrument Prepared by:
TAYLOR, PHILBIN, PIGUE,
MARCHETTI & LONG
One Eleven Union Street
Nashville, TN 37201

TO:
ROGER BLANKSTEIN and wife,
BARBARA BLANKSTEIN,
Grantee

Address New Owner(s)	Send Tax Bills	Map Parcel Number(s)
ROGER BLANKSTEIN 799 Timber Lane Nashville, TN 37215	SAME	MAP 117-2 PARCEL 43 7DA-05640

Send Tax Bills to: Owner: XX
Mortgagee: _____

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **H. C. JACKSON COMPANY, INC.** ("Grantor") has bargained and sold, and by these presents does transfer and convey unto **ROGER BLANKSTEIN AND WIFE, BARBARA BLANKSTEIN** ("Grantee"), his heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

TRACT I

LAND in the 11th Civil District of Davidson County, Tennessee, being Lot Number 3 on the unrecorded Subdivision of parts of Lots Nos. 29 and 30 of the Forest Park Land Company's Subdivision which is of record in Book 161, Page 144 of the Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the easterly margin of Maplewood Avenue, the common corner of Lots numbers 3 and 4, which point is 90 feet south of the southwest corner of the A. T. Levine property; thence with the line between said lots easterly 230 feet to a point; thence southerly parallel to Maplewood Avenue 90 feet to a point, the northerly line of a 20 foot alley; thence along said alley, westerly 230 feet to the easterly margin of Maplewood Avenue; thence with the margin of the same northerly 90 feet to the point of beginning.

BEING the same property conveyed to H. C. Jackson Company, Inc. by deed of record in Book 8645, Page 394, re-recorded in Book 8648, Page 6 and by deed of correction in Book 8693, Page 159, Register's Office for Davidson County, Tennessee.

TRACT II

LAND in Davidson County, Tennessee, described according to a survey made by T. R. Sanford, Surveyor, dated April 16, 1963, as follows:

BEGINNING at a point in the East margin of Timber Lane, formerly Maplewood Lane, at an iron pin at the intersection of said lane and a 20-foot access drive, said point being 220 feet North of the dividing line between Lots 30 and 31; thence along the North line of said access drive South 89 degrees 48' East 230 feet to an iron pin at the end of said drive; thence, South 0' 21 degrees East 10 feet to a point; thence, North 89 degrees 48' West 230

feet to a point in the East margin of Timber Lane; thence, with said lane North 0' 21 degrees West 10 feet to the point of beginning.

BEING part of the property conveyed to H. C. Jackson Company, Inc. by deed of correction of reocrd in Book 8693, Page 159, said Register's Office.

This is improved property also known as 799 Timber Lane, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, his heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his successors and assigns to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the Grantor has caused this Deed to be executed this **4th** day of **August, 1992.**

H. C. JACKSON, COMPANY, INC.

By: Hunter C. Jackson

Hunter C. Jackson, President

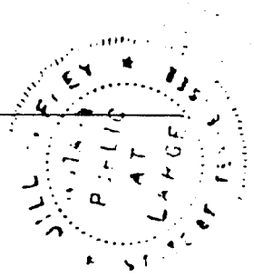
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, **the undersigned**, a Notary Public in and for the State and County aforesaid, personally appeared **HUNTER C. JACKSON** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **PRESIDENT** of the within named **H. C. JACKSON COMPANY, INC.**, and being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as **PRESIDENT.**

Witness my hand and official seal at **NASHVILLE, DAVIDSON COUNTY**, Tennessee, this **4th** day of **August, 1992.**

Jim B Frey

NOTARY PUBLIC



My Commission Expires:

11-2-92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is **$152,500.00**.

Roger Blackstock
AFFIANT

Sworn to and subscribed before me this **4th** day of **August, 1992**.

J. B. Frey
NOTARY PUBLIC

My Commission Expires:
11-21-92

3468 08/06 0101 03CHECK 577.25

34832

IDENTIF. REFERENCE

AUG 6 3 21 PM '92

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8636 PAGE 463

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

CAMT
152500.00

CON TX	564.25
PRFEE	1.00
WDEED	12.00
TOTAL	577.25
CHECK	577.25

08/06/92 01 15:22 0001 84

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34832

IDENTIF. REFERENCE

AUG 6 3 21 PM '92

DAVIDSON COUNTY TN.

No. 5582