BOOK 9811 PG 570

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 66,000.00

Affiant

Sworn to and subscribed before me this 21 day of September 1995.

NOTARY PUBLIC

My Commission Expires: 5-26-98

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

PICK-UP

95 OCT -2 AM 8:33
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ▲ REFERENCE

0106689

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Louis Jackson	Same	Map 83-5
1012 Maxwell Ave		Par. 145
Nashville, TN 37206		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Eunice B. Lee, unmarried, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto Louis Jackson, unmarried, hereinafter called Grantee, his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Being the easterly 5 feet of lot No. 30 and the westerly 45 feet of Lot No. 31, on the plan of House and Simonton's Subdivision of Lots 1 to 16 inclusive in Stratton and Seymour's Addition to East Nashville, as of record in Book 57, page 137, Register's Office for Davidson County, Tennessee.
>
> Said parts of said Lots Nos. 30 and 31 front together 50 feet on the southerly side of Maxwell Avenue, as now established, and run back, 171 1/2 feet, more or less, on the easterly line, and 175 feet on the westerly line to an alley, and measures 50 feet thereon.
>
> Being the same property conveyed to Fred S. Lee and wife, Eunice B. Lee by deed from J. W. Wright and wife, Irene Wright, of record in Book 841, page 153, Register's Office for Davidson County, Tennessee, the said Fred S. Lee having since died.
>
> This is improved property known as 1012 Maxwell Avenue, Nashville, TN .
>
> This conveyance is made subject to all easements, covenants, reservations, and restrictions which may be of record in said Register's Office.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 hands this 25 day of Aug, 1995.

X Eunice B. Lee
EUNICE B. LEE

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, Eunice B. Lee, unmarried, the Bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

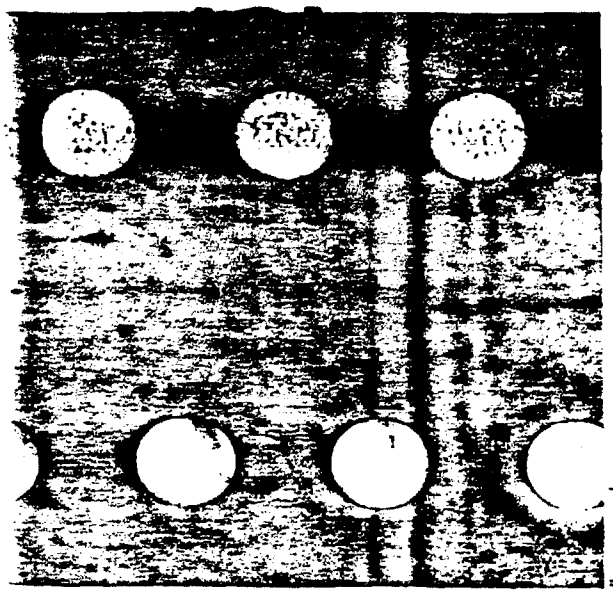
WITNESS my hand and official seal this 25 day of Aug, 1995.

ROBERT F. SPANN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 9-26-98

09:0 10/02 0101 03CHECK 253.20



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

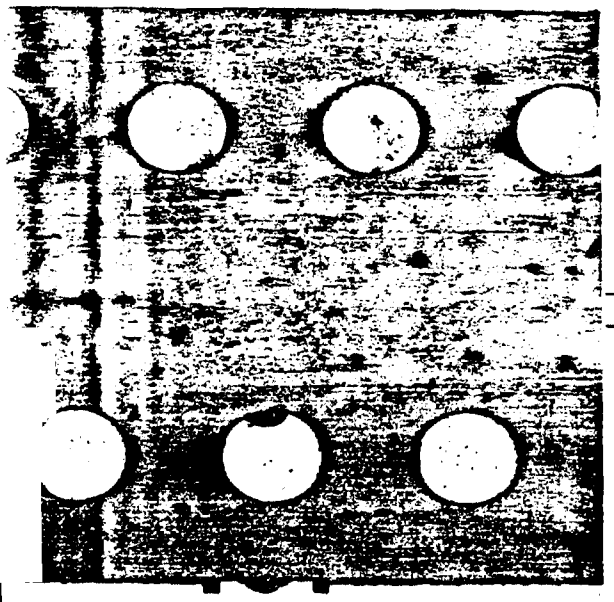
RECEIVED OF _____

FOR _____

BOOK 9811 PG 572

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 66000.00
CON TX 244.20
PRFEE 1.00
MO TX 8.00
TOTAL 253.20
CHECK 253.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/02/95 01 08:38 0001 0910

0106689
IDENTIF. ← REFERENCE

95 OCT -2 AM 8:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 959706