47

10091 pg 826

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 10,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF March 19 96
Notary Public
MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Smith (NAME)	New Owner (NAME)	MAP 81-15
3205 Vailview (ADDRESS)	(ADDRESS)	PARCEL 601
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Estate of Leon Quincy Jackson, Deceased, and Angela P. Carter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Smith

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. 2 in the Bransford Realty Company's subdivision of Lot No. 1 and No. 3 and part of No. 2 of the James Hamilton Tract, a plan of which is of record in Book 332, Page 166, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts thirty-seven (37) feet on the North side of Jefferson Street and extends back northerly between parallel lines 150 feet, more or less, to an alley.

BEING the same property conveyed to Leon Quincy Jackson and Angela P. Carter, tenants in common, by Quitclaim Deed from Leon Quincy Jackson and Otis P. Carter, tenants in common, of record in Book 7498, Page 609, Register's Office for Davidson County, Tennessee. The said Leon Quincy Jackson having since died testate, leaving all of his real and personal property to Marilyn F. Jackson. The said Marilyn F. Jackson having been appointed as Administratrix C.T.A. of the Estate of Leon Quincy Jackson, Dececeased.

This is not the principal residence of the grantors.

5807 04/03 0101 03CHECK 46.00

0166988
IDENTIFICATION REFERENCE

APR -3 AM 9:11
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

This is unimproved ( ) improved (X) property, known as 1602 Jefferson Street, Nashville, TN 37208
(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 my hand this 29th day of March 19 96

Estate of Leon Quincy Jackson
By:
Marilyn F. Jackson, Administratrix
Marilyn F. Jackson

Angela P Carter
Angela P. Carter

10001:827

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Angela P. Carter

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 at Goodlettsville, Tennessee, this 27th day of March 1996.

Commission expires 11-27-99

Bertie Jo Whitaker
Notary Public

BERTIE JO WHITAKER NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Marilyn F. Jackson with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Administratrix of the Estate of Leon Quincy Jackson, deceased the within named bargainor, and that she as such Administratrix being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the estate by the said Marilyn F. Jackson as such Administratrix

Witness my hand and official seal at office at Goodlettsville, TN on this the 29th day of March 1996.

My commission expires 11-27-99

Bertie Jo Whitaker
Notary Public

BERTIE JO WHITAKER NOTARY PUBLIC STATE OF TENNESSEE



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

RECEIVED OF _____

FOR _____ Bk/Pg 10091/828

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 10000.00
				CON TX 37.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 46.00
				CHECK 46.00
			04/03/96 01	09:14 0001 5807

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0166988
IDENTIF. # REFERENCE

96 APR -3 AM 9:11

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1023804