This instrument prepared by F.E. Lee, Atty., 802-51st Ave.No.Nashville,Tenn.

BOOK 4313 PAGE 432

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Joe Melvin Dickens and wife,
Mildred S. Dickens

TO

N & S Enterprises

For draftsman's use

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
N & S Enterprises (NAME)	N & S Enterprises (NAME)	Map 72-5
3008 Ambrose Ave. (STREET ADDRESS OR ROUTE NUMBER)	3008 Ambrose Ave. (STREET ADDRESS)	Parcel 45
Nashville, Tenn. 37207 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37207 (CITY) (STATE) (ZIP)	12DA-03

(FOR REGISTER'S USE)
A 31895

IDENTIF. REFERENCE

FEB 27 12 26 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 12,220.00 _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF February, 1969

_____ Notary Public

MY COMMISSION EXPIRES: 3-24-71

(AFFIX SEAL)

For and in Consideration of the sum of Twelve Thousand Two Hundred Twenty and 00/100 ($12,220.00) DOLLARS of which $8,818.69 has been paid cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and the grantees have assumed and agree to pay the unpaid balance of $3,401.31 owed on a promissory note which is secured by a Deed of Trust of record in Book 2048, Page 69, R.O.D.C., Tennessee, payable in monthly installments to Fidelity Federal Savings and Loan Association in Nashville, we, Joe Melvin Dickens and wife, Mildred S. Dickens

have bargained and sold, and by these presents do transfer and convey unto the said grantees, N & S Enterprises

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. 13 on the Map of Rothwood Section One, of record in Book 1424, Page 134, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 70 feet on the easterly side of Ambrose Avenue and extends back between parallel lines 212.7 feet to a dead line in the rear, measuring 70 feet thereon.

Being the same property conveyed to Joe Melvin Dickens and wife, Mildred S. Dickens, by deed from Mary L. Warren, a widow, of record in Book 3678, Page 337, Register's Office for Davidson County, Tennessee.

FEB27	CONV	12,220.00			
FEB27 STAX			B*	31.72	
FEB27 PRFEE			B*	.50	
FEB27	WDEED		B*	3.00	* 35.22

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This is { unimproved ( ) / improved (X) } property, known as 3008 Ambrose Avenue, Nashville, Tenn. 37207
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said N & S Enterprises their heirs and assigns, forever.

And we do covenant with the said N & S Enterprises 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., except as of record in Book 2048, Page 69, R.O.D.C., Tenn.

And we, Joe Melvin Dickens and wife, Mildred S. Dickens, do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees, N & S Enterprises their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 20th day of February, 19 69

Joe Melvin Dickens

Mildred S. Dickens

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Dianne H. McGowan, a Notary Public in and for said County and State, the within named Joe Melvin Dickens and wife, Mildred S. Dickens

the bargainor S . 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 20th day of February, 1969.

Dianne H. McGowan, Notary Public.

Commission expires 3-24-71

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be ..... of the ....., the within named bargainor, a corporation, and that ..... he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as .....

Witness my hand and seal, at office in ....., this ..... day of ....., 19.....

....., Notary Public.

Commission expires .....