This Instrument Prepared by
W. D. Hawkins, Jr., Attorney at Law
Fisk University
Nashville, Tennessee 37203

BOOK 4417 PAGE 986

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janie T. Nesbitt	Janie T. Nesbitt	Map. 92-1
(NAME:)	(NAME:)	Par. 63
1101 32nd Avenue, North	1101 32nd Avenue, North	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37209	Nashville, Tennessee 37209	PW
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ---Ten and 00/100---

DOLLARS

and other good and valuable consideration paid, including the assuming of the unpaid principal balance of Nine thousand six hundred sixty-two dollars and fifty-four cents ($9,662.54), secured by a first mortgage note dated August 19, 1957, to secure First Federal Savings and Loan Association, of record in Book 2666, page 43, R.O.D.C. Tennessee by Janie T. Nesbitt, the receipt of which is hereby acknowledged by we, Loretta Sue Todd and Clyde J. Kincaide, II, the only heirs-at-law of Helen C. Kincaide, deceased.

have bargained and sold, and by these presents do transfer and convey unto the said Janie T. Nesbitt, a feme sole, free from any and all marital rights and/or claims present or future for her sole & separate use/her *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 Lots Nos. 1 and 2 of Block 33, on the Map of Long & Ashworth's Subdivision of certain Blocks in Midway, of record in Book 57, page 116, Register's Office for said County.
Said lots adjoin and front together 100 feet on the west side of 32nd Avenue North and run back between parallel lines along the north margin of Alameda Avenue 150 feet to an alley.
Being the same property inherited from their mother, Helen C. Kincaide.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer, is $ 28,000.00

Subscribed and sworn to before me, this the 5th day of May, 19 70

Clyde J. Kincaide, II, Affiant

Loretta Sue Todd

My commission expires: ROBERT C. PEARSON Notary Public, Wayne County, Mich. My Commission Expires 2-19-74

Notary Public

NOTARY PUBLIC

unimproved ( )
This is improved (X) property, known as 1107 32nd Avenue, North (House Number) (Street) Nashville, Tennessee 37209 P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Janie T. Nesbitt, "A Feme Sole" her *heirs and assigns, forever.*

And we *do covenant with the said* Janie T. Nesbitt, "A Feme Sole" *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 for unpaid mortgage of Record Book 2666, page 43 R.O.D.C. Tennessee and 1970 taxes assumed by said purchaser.

And we, Loretta Sue Todd and Clyde J. Kincaide, II, *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* Janie T. Nesbitt, "A Feme Sole" her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 8th *day of* May, *19* 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Clyde J Kincaide II

Loretta Sue Todd

BOOK 4417 PAGE 988

STATE OF ~~TENNESSEE~~ MICHIGAN
COUNTY OF ~~DAVIDSON~~

Personally appeared before me, Robert C. Pearson, *a Notary Public in and for said County and State, the within named* Clyde J. Kincaide, II

the bargainor....., *with whom I am personally acquainted, and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Inkster, Michigan, ~~Tennessee~~, *this* 8th *day of* May, *19* 70.

ROBERT C. PEARSON
Notary Public, Wayne County, Mich.
My Commission Expires 2-19-74

Notary Public.

Commission Expires.....

STATE OF NEW YORK
COUNTY OF .....

Personally appeared before me, Donald J. Lyons, *a Notary Public in and for said County and State, the within named* Loretta Sue Todd

the bargainor....., *with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Brooklyn N.Y., *this* 12 *day of* May, *19* 70.

DONALD J. LYONS
Notary Public, State of New York
No. 24-2440055
Qualified in Kings County
Cert. filed Kings Co. Clk. & Reg.
Term Expires March 30, 1971

Notary Public.

Commission Expires.....

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.....

BOOK 4417 PAGE 989

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FROM
Loretta Sue Todd

Clyde J. Kincaide, II

TO
Janie T. Nesbitt

IDENTIFICATION REFERENCE

MAY 18 10 00 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. 23rd & Union
NASHVILLE, TENNESSEE

MAY 18 70	CONV	28,000.00			
MAY 18 70	S'TAX		A*	72.80	
MAY 18 70	PR'FEE		A*	.50	
MAY 18 70	W'DEED		A*	6.00	* 79.30