BOOK 4451 PAGE 615 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,000.00

James E. Hickerson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF October, 1970.

Notary Public

MY COMMISSION EXPIRES: April 22, 1972

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. J. Foley, Jr., Attorney - 105 Stahlman Building - Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Hickerson, Trustee (NAME)	James E. Hickerson, Trustee (NAME)	Map. 119-14
2610 A Lynnville Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pcl. 4
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	PW

FOR AND IN 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, Ida Mai Long, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. Hickerson, Trustee, with full power to mortgage, sell, transfer, or convey without the joinder of any beneficiary

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. 31 of Block E on the Plan of Woodbine Courts, Section No. 2, not of record, described according to a survey made by Blanchard and Parrish, Engineers, as follows:

Beginning at a point in the southerly margin of Collier Avenue, said point being the common corner of Lots 30 and 31; thence with the line between said two lots, southwardly 105.5 feet to a point in the southeast corner of said Lot 31 and the northeast corner of Lot 32; thence with the line between Lots 31 and 32, westwardly 150 feet to the easterly margin of Simmons Avenue; thence with the easterly margin of said Avenue, northwardly 54.4 feet to the beginning of a curve; thence around said curve northeastwardly 79.6 feet to the southerly margin of Collier Avenue; thence with the southerly margin of said Avenue, eastwardly 98.9 feet to the point of beginning.

Being the same property conveyed to Ed Louis Long and wife, Ida Mai Long, by deed from Gene A. Tucker and wife, Joy Faye Tucker, of record in Book 4013, page 349, Register's Office for Davidson County, Tennessee. The said Ed Louis Long having since died.

This is unimproved ( ) improved (X) property, known as 2910 Simmons Avenue (House Number) (Street) Nashville, Tennessee (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 8th day of October, 1970

Mrs. Ida Mai Long

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ida Mai Long, a widow

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 Nashville, Tennessee, this 8th day of October 19 70

Commission expires April 22, 1972

Linda G. Carter
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

IDA MAI LONG, A WIDOW

TO

JAMES E. HICKERSON, TRUSTEE

A 92854

IDENTIF. REFERENCE

OCT 12 1 43 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Pd. Recording Service Acct.

OCT 12 70	CONV	18,000.00			
OCT 12 70	S'TAX		A*	46.80	
OCT 12 70	PR'FEE		A*	.50	
OCT 12 70	W'DEED		A*	3.00	= 50.30