WARRANTY DEED

PARCEL NO. W15-2175

15[illegible]-2175

Map 105-B - 93 - (2nd)

This deed was prepared by
Mose J. Davie, Attorney
1026 - 4th Avenue, North
Nashville, Tennessee 37219

BOOK 4451 PAGE 823

For and in consideration of the sum of Four-Thousand Dollars ($4,000.00), cash in hand paid to us, the receipt of which is hereby acknowledged and for other good and valuable considerations.

We, F. M. Corder and wife, Susie Bell Corder have bargained and sold and by these presents, do transfer and convey unto Alene Nelson, for her sole and separate benefit, her heirs and assigns a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being parts of Lots Nos. 10 and 11 on Jno Lumsden's Plan No. 2, as of record in Book 57, page 116, Register's Office for said County, described as follows:
BEGINNING on the easterly side of 2nd Avenue, South, formerly Market Street, at the southwest corner of Lot No. 9 on said plan; running thence south, along Market Street, now 2nd Avenue, South, as changed, 88.5 feet to the Howell lot; thence eastwardly 71 feet to the west line of the 30-foot right-of-way of the Nashville Railway & Light Company; thence along the west line of said right-of-way 71 feet to the south line of said Lot No. 9 on said plan; thence along the south line of said Lot No. 9, 110 feet to the beginning.

Being the same property conveyed to F. M. Corder and wife, Susie Bell Corder, by deed from Home Owners' Loan Corporation, as of record in Book 1084, page 176; and by deed of record in Book 4424, page 995, R. O. D. C., Tennessee.

Said land is improved and known as 1410 - 2nd Avenue, South, Nashville, Tennessee. Send all tax statements to Alene Nelson, at 1410 - 2nd Avenue, South, Nashville, Tennessee.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging

to the said Alene Nelson, her heirs and assigns forever.

And we, do covenant with the said Alene Nelson that we are lawfully seized and possessed of the said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, F. M. Corder and wife, Susie Bell Corder, do further covenant and bind ourselves, our heirs and assigns to warrant and forever defend the title to the said land to Alene Nelson, her heirs and assigns against the claims of all persons whomsoever.

Witness our hands on this the 13th day of October, 1970.

Frank M. Corder

Susie Bell Corder

STATE OF TENNESSEE)
:
COUNTY OF DAVIDSON)

Personally appeared before me, Mose J. Davie, a Notary Public in and for said County and State, the within named F. M. Corder and wife, Susie Bell Corder, the bargainors 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, on this the 13th day of October, 1970.

NOTARY PUBLIC

My Commission expires November 1, 1972.

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I hereby swear or affirm that the actual consideration or true value for this transfer whichever is greater, is $4,000.00.

Alene Nelson
Affiant

Sworn to and subscribed
before me this the 13th day
of October, 1970.

W. E. Williams
Deputy Register

A92954

IDENTIF. REFERENCE

OCT 13 12 35 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OCT 13 70	CONV	*4,000.00				
OCT 13 70	S'TAX		A*	10.40		
OCT 13 70	PR'FEE		A*	.50		
OCT 13 70	W'DEED		A*	4.50	*	15.40