BOOK 4473 PAGE 17

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

ANDREW EWING, TRUSTEE

TO

GERTHA LEE NELSON

For draftsman's use

This instrument prepared by:
BAILEY, EWING, DALE & CONNER,
Attorneys
706-18 Nashville City Bank and
Trust Building, Nashville,
Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gertha Lee Nelson (NAME)	Commerce Union Bank (NAME)	Map No. 105-14-172
851 Bradford Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 60387 (STREET ADDRESS)	Par. No. 22' 05800
Nashville, Tenn. 37204 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37206 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

JAN 12 10 20 AM '71

FELIX A. MILLSAPS REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 15,200.00 Gertha Lee Nelson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF January 19 71

Mary E. Gardner
Notary Public

MY COMMISSION EXPIRES: 11-12-72

(AFFIX SEAL)

B01599

For and in Consideration of the sum of Ten and 00/100 ($10.00) ---------- DOLLARS

and other good and valuable considerations, paid by Gertha Lee Nelson, to Andrew Ewing, Trustee, receipt of which is hereby acknowledged, I, Andrew Ewing, Trustee,

JAN 12 CONV 15,200.00
JAN 12 S TAX A* 39.52
JAN 12 PR FEE A* .50
JAN 12 W DEED A* 4.50 * 44.52

have bargained and sold, and by these presents do transfer and convey unto the said Gertha Lee Nelson, an unmarried person, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 1 of the Re-subdivision of Lot No. 5 on the Map of Joseph Knowles' Subdivision of Block "D" in C. D. Elliott's Plan, as of record in Book 4350, page 78, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point in the westerly margin of Knowles Avenue at the common corner of Lots 1 and 2; thence with the line between said lots westwardly 99.97 feet to a point; thence northwardly 120.0 feet to a point in the southerly margin of Bradford Avenue; thence with said margin eastwardly 80.2 feet to a point; thence around a curve 31.21 feet to a point in the westerly margin of Knowles Avenue; thence with said margin 100.19 feet to the point of beginning.

BEING part of the same property conveyed to Andrew Ewing, Trustee, for D. U. Crockett and Mayfair Homes, Inc., a joint venture d/b/a, Crockett-Mayfair by deed from Nashville Housing Authority of record in Book 4391, page 614, Register's Office for Davidson County, Tennessee.

Said conveyance is expressly subject to the following:

1. Restrictive Covenants of record in Book 4220, page 723, Register's Office for said County.

2. Restrictive Covenants and agreements of record in Book 4391, page 614, Register's Office for said County.

3. The Plan of record in Book 4350, page 78, said Register's Office, shows an Owner's Certificate, a 30-foot minimum building setback line from Bradford Avenue and a 15-foot minimum building setback line from Knowles Avenue and a 20-foot easement for public utility purposes along the southerly corner of said lot, in which there is located a sewer and manhole.

This is ~~unimproved~~ improved property, known as 851 Bradford Avenue, Nashville, Tenn. 37204
(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 Gertha Lee Nelson, her heirs and assigns, forever.

And I do covenant with the said Gertha Lee Nelson that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except as set out above.

And I, Andrew Ewing, Trustee, do further covenant and bind myself, my successors and/~~or~~ assigns, ~~heirs and representatives,~~ to warrant and forever defend the title to the said land to the said Gertha Lee Nelson, her heirs and assigns against the lawful claims of all persons whomsoever., insofar as I, as Trustee, am authorized so to do, but no further or otherwise.

Witness my hand this 5th day of January, 19 71, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Andrew Ewing
Trustee

Form No. WD3b

BOOK 4473 PAGE 19

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Betty Poage, a Notary Public in and for said County and State, the within named Andrew Ewing, Trustee,

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 Nashville, Tennessee, this 5th day of January, 1971

Betty Poage Notary Public

Commission Expires 10-20-71

STATE OF
County of

Personally appeared before me, , a Notary Public in and for said County and State, the within named

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

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

, 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 .

Mail To:
Kinnard & Hagan
2611 Fire, L & C Tower
Nashville, Tenn.