ADDRESS NEW OWNER (S) AS FOLLOWS:

(Name)

(Address)

SEND TAX BILLS TO:

MAP PARCEL NUMBERS

Map 105-5

Par. 28

DEED BOOK 1475 PAGE 692

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 ($10.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create fee simple title to the subject property in THOMAS EARL HUGGINS. We, THOMAS EARL HUGGINS and EDDIE J. SPICER, a partnership under the firm name, "HUGGINS and SPICER ENTERPRISES" have bargained and sold, and by these presents do hereby transfer and convey unto GAIL PIGG, Trustee, her successors and assigns, the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 30 on the Plan of Isaac Paul's Elysian Grove Property, as of record in Plan Book 1, page 134, Chancery Court at Nashville.

BEGINNING on the easterly margin of Third Avenue South, formerly College Street, at the northwest corner of the property conveyed to Mary Potts Anderson by deed from Malcolm P. Stack and wife, in Book 2746, page 145; thence with said Anderson's northerly line eastwardly 135 feet to the westerly margin of an alley; thence with the same, northwardly 33½ feet to the southeast corner of the property conveyed to Ivey Lucien Gray and wife, by deed from T. W. Street and wife in Book 2751, page 412; thence with said Gray's southerly line, westwardly 135 feet to the easterly margin of said Third Avenue South; thence with the same, southwardly 33½ feet to the beginning.

Being the same property conveyed to Thomas Earl Huggins and Eddie J. Spicer, a partnership under the firm name "Huggins and Spicer Enterprises" by deed from R. P. Beadle and wife, Margaret M. Beadle of record in Book 4424, page 595, Register's Office Davidson County, Tennessee.

This is _____ property, known as _____.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And we do covenant with the said GAIL PIGG, Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, THOMAS EARL HUGGINS and EDDIE J. SPICER, a partnership under the firm name "HUGGINS and SPICER ENTERPRISES", do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GAIL PIGG, Trustee, her successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said GAIL PIGG, Trustee, for and in consideration of the sum of TEN and 00/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto THOMAS EARL HUGGINS, ~~his~~ heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

This Deed Prepared By: Gail P. Pigg, Attorney at Law
1115 Stahlman Building
Nashville, Tennessee 37201

IN FURTHER CONSIDERATION, the grantee herein assume and agreed to pay in accordance with their terms certain promissory notes, as follows, to-wit: one in the original principal amount of $3,200.00, executed by R. P. Beadle and wife, Margaret M. Beadle, and secured by a Deed of Trust in Book 4407, page 773, Register's Office for Davidson County, Tennessee; and the other in the principal amount of $6,800.00, payable to R. P. Beadle and wife, Margaret M. Beadle, and secured by Installment Deed of record in Book 4424, page 595, Register's Office for Davidson County, 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 THOMAS EARL HUGGINS, his heirs and assigns, forever.

AND I DO covenant with the said THOMAS EARL HUGGINS that I am lawfully seized and possessed of said land and have a good right to convey it.

AND I, GAIL P. PIGG, Trustee, do further covenant and bind myself, my successors and represntatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said THOMAS EARL HUGGINS, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 20th day of January, 1971.

HUGGINS AND SPICER ENTERPRISES, a Partnership

Eddie J. Spicer, Partner

Thomas Earl Huggins, Partner

GAIL P. PIGG, TRUSTEE

* * * * * * * * * * * * * * * * * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EDDIE J. SPICER and THOMAS EARL HUGGINS, all the partners of HUGGINS AND SPICER ENTERPRISES, a partnership, the bargainors, with whom I am personally acquainted, and who acknowledge that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of January, 1971.

Notary Public

My Commission Expires: 10/21/71

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $15,500.00 Affiant

Subscribed and sworn to before me this 25th day of January 1971

Deputy Register

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 4475 PAGE 694

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GAIL P. PIGG, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that she, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of January, 1971.

Notary Public

My Commission Expires: 6/21/74

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IDENTIF. REFERENCE

JAN 25 10 25 AM '71

FILED AND RECORDED REGISTER
DAVIDSON COUNTY, TENN.

JAN25	CONV	12,500.00				
JAN25	CONV	12,500.00				
JAN25	S'TAX		A*	32.50		
JAN25	S'TAX		A*	32.50		
JAN25	PR'FEE		A*	.50		
JAN25	W'DEED		A*	4.50	*	70.00