BOOK 4535 PAGE 789 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $8,900.00

Carol F. Ligon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF September 19 71

Notary Public

MY COMMISSION EXPIRES: 7-22-74

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY This instrument was prepared by Jno. B. Cobb, Jr., Attorney at Law Stahlman Building, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell A. Ligon (NAME)	Russell A. Ligon (NAME)	Map 69-16
1606 Elizabeth Street (STREET ADDRESS OR ROUTE NUMBER)	1606 Elizabeth Street (STREET ADDRESS)	Par. 69
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

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; Barbara W. Dickey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Russell A. Ligon and wife, Carol F. Ligon

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. 14 on the Map of J. J. Holzapfel's Subdivision, not of record, described according to a survey made by Watkins and Murray, Surveyors, March 2, 1949, as follows:

Beginning on the southerly margin of Elizabeth Street at the northwest corner of the property conveyed to James C. Pickett and wife, by deed from L. I. Overstreet and wife, of record in Book 1913, page 23, Register's Office for said County, said point being the corner of Lots Nos. 13 and 14 on said plan; thence with the line between said two lots southwardly 156.15 feet to the northerly margin of Ashton Avenue; thence with said Avenue, eastwardly 99 feet to the corner of Lots Nos. 14 and 15; thence with the line between said two lots northwardly 156.15 feet to the southerly margin of Elizabeth Street; thence with said Street, westwardly 99 feet to the beginning.

Being the same property conveyed to Barbara W. Dickey, by deed from Edith L. Norris, an unremarried widow, of record in Book 4485, page 65, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a 30 foot building setback line from Elizabeth Street and Ashton Street, and conditions of owner's certificate, as shown on survey made by Watkins and Murray, Surveyor, March 2, 1949, the latter providing that no lot shall be subdivided, or changed to produce less area until a system of sewers is installed and approved, and not then if less area results than established by restrictions on property.

This is unimproved / improved {X} property, known as 1606 Elizabeth Street Nashville Tenn
(House Number) (Street) (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 24th day of August, 19 71

X Barbara W. Dickey

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STATE OF ~~TENNESSEE~~ ALABAMA
~~Davidson~~ County
Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara W. Dickey

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 Homewood, ~~Tennessee~~ Alabama, this 24 day of August 1971

Commission expires ~~February 22, 1975~~

Norman L Caldwell
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 Barbara W. Dickey

TO Russell A. Ligon and wife, Carol F. Ligon

B 3 0 0 4 5

IDENTIF. REFERENCE

SEP 10 11 23 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP 10 71	CONV	*8,900.00			
SEP 10 71	STAX		A*	23.14	
SEP 10 71	PRFEE		A*	.50	
SEP 10 71	WDEED		A*	4.00	* 27.64