This instrument prepared by
STEPHENSON, LACKEY, HOLMAN & ARCHER
First Federal Building
Nashville, Tennessee 37219

BOOK 4563 PAGE 447

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy K. Perkins (NAME)	same (NAME)	W12-27600
728 Greeley Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 79 Par. 16-17
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten & 00/100 ($10.00) .o

DOLLARS

cash in hand paid and other good and valuable considerations receipt of all of which is hereby acknowledged

Tennessee Metal Culvert Co., a Tennessee Corporation,

DEC22F	CONV	41,250.00			
DEC22F	S'TAX		A*	107.12	
DEC22F	PR'FEE		A*	.50	
DEC22F	W'DEED		A*	8.00	* 115.62

have bargained and sold, and by these presents do transfer and convey unto the said Nancy K. Perkins, her

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being two tracts of land described as follows:

TRACT I: Being part of Lots Nos. 1601,1603,1605,1607 and 1609 and 1611, Block 59, on Plan No. 2 West Nashville, as of record in Book 57, page 172, Register's Office for said County, described according to a survey of John M. Sullivan, dated August 25, 1971, as follows:

BEGINNING at a point in the northwest intersection of Ohio Avenue, formerly Virginia Avenue and 57th Avenue North, formerly 16th Street; thence with the margin of 57th Avenue North, northwardly 88.5 feet to a point in the southerly margin of Centennial Boulevard; thence with the margin of the same, westerly 56.6 feet to a point in the southeasterly margin of L & N Railroad right of way; thence with the same, southwardly 151 feet to a point in the northerly margin of Ohio Avenue; thence with the margin of the same, easterly 159.2 feet to the point of beginning.

Being property conveyed to Tennessee Metal Culvert Co., by deed from Realty Savings Bank & Trust Company, as of record in Book 372, page 311, said Register's Office.

TRACT II: Being part of Block J on the Plan No. 2 West Nashville, as of record in Book 57, page 172, Register's Office for said County, described according to a survey of John M. Sullivan, dated August 25, 1971, as follows:

BEGINNING at a point in the northeast intersection of Ohio Avenue, formerly Virginia Avenue and 57th Avenue North, formerly 16th Street; thence with the margin of the said 57th Avenue North, northerly 72.2 feet to a point in the southerly margin of Centennial Boulevard; thence with the margin of the same, easterly 220 feet to a point in the northerly margin of Ohio Avenue; thence with the margin of the

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 41,250.00

Subscribed and sworn to before me, this the 6th day of December, 1971

Affiant

My commission expires: July 28 1973 (Affix Seal)

Notary Public

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same, westerly 208.5 feet to the point of beginning.
Being property conveyed to Tennessee Metal Culvert Co., by deed from W. B. Sloan and wife, as of record in Book 433, page 307, said Register's Office.

Tennessee Metal Culvert Company does further by these presents, transfer and convey unto Nancy K. Perkins all its right, title and interest, together with any rights that may accrue to it, in and to that certain parcel of land in Davidson County, Tennessee, shown as dedicated for a fifty-foot right-of-way for 57th Avenue, North, extending between Ohio, formerly Virginia, Avenue and Centennial Boulevard, on the Plan of West Nashville, No. 2, of record in Book 57, page 172, Register's Office for Davidson County, Tennessee, which right-of-way has never been opened to or used by the public.

unimproved ( )
This is improved (X) property, known as Centennial Boulevard, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Nancy K. Perkins, her *heirs and assigns, forever.*

And it does ~~do~~ *covenant with the said* Nancy K. Perkins *that* it is *lawfully seized and possessed of* TRACT I AND TRACT II ~~entirety~~ *in fee simple; have a good right to convey it, and the same is unencumbered,* AND, FURTHER, IT DOES WARRANT THE RIGHT-OF-WAY PARCEL AS TO ANY PERSONS CLAIMING THROUGH IT. JVL.

And Tennessee Metal Culvert Co. *do further covenant and bind* itself, its successor and assigns ~~successors and representatives~~, *to warrant and forever defend the title to the said land to the said* Nancy K. Perkins, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 9th *day of* December, *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.*

TENNESSEE METAL CULVERT CO.

By Julian V. Link
Julian V. Link, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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....., Tennessee, this..... day of....., 19.....

....., *Notary Public.*

Commission Expires.....

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 [redacted] DAVIDSON JOHN JEFFORDS, JR

Before me, ...[redacted]*, a Notary Public of the State and County aforesaid, personally appeared* Julian V. Lenk *, with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Tennessee Metal Culvert, Co. *, the within named bargainor, a corporation, and that* he *as such* President *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President

Witness my hand and seal, at office in NASHVILLE [redacted]*, Tennessee, this* 9th *day of* December *, 19* 71

..... *Notary Public*

Commission Expires June 3, 1973

JEFFORDS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

TENNESSEE METAL CULVERT CO.

TO

NANCY K. PERKINS

B 4233 1

IDENTIF. REFERENCE

DEC 22 11 37 AM '71

FELIX T. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE