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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May 19 72.

Notary Public

MY COMMISSION EXPIRES: Nov 20, 1972

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Mr. Dodson Batson, Attorney (NAME) Pettus Road Box 394 Antioch, Tennessee (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Lloyd McAdams Jr., et ux (NAME)	Same (NAME)	
2405 Fairfax Ave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	104-11
Nashville Tenn (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	169 Pt

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, W. B. Nicholson, a widower

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph Lloyd McAdams Jr., and wife, Elizabeth Emery McAdams

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 the easterly part of lot Numbered "Three" (3) in the Bransford Realty Company's Subdivision of the Edgar Jones Home Place, the plan of which is of record in Book 421, page 7, Register's Office for said County.

Said part of said lot fronts fifty-seven (57) feet on the south side of Jones Avenue, now Fairfax Avenue, and extends back southwardly between parallel lines 185 feet, more or less, to an alley in the rear.

Being the same property conveyed to W. B. Nicholson and wife, Maria M. Nicholson, by deed from Robert Martindale et al, of record in Book 3338, page 323, and by deed from Maria M. Nicholson, of record in Book 3502, page 188, Register's Office for Davidson County, Tennessee. The said Maria M. Nicholson having since died.

unimproved ( )
This is improved (X) property, known as 2405 (House Number) Fairfax Ave. (Street) Nashville, Tennessee (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 29th day of May, 19 72

W. B. Nicholson

STATE OF TENNESSEE
Davidson County

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

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 29th day of May 19 72

Commission expires Nov 20, 1972

Adeyne Hagey
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
W. B. NICHOLSON, A WIDOWER

TO
JOSEPH LLOYD McADAMS JR., AND WIFE, ELIZABETH EMERY McADAMS

B 6 1 3 8 7

IDENTIF. REFERENCE

MAY 31 10 46 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

mail to:
Joel Rugg & Assoc.
3513 Cleghorn Blvd.
Nashville, Tenn. 37215

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY 31 72	CONV	17,500.00			
MAY 31 72	STAX		A*	45.50	
MAY 31 72	PRTEE		A*	.50	
MAY 31 72	WDEED		A*	4.00	* 50.00