C 2 9 1 5 9

IDENTIF. REFERENCE

OCT 24 3 36 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

D E E D

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $30,000.00

Ruth B. Nichols
Affiant

Subscribed and sworn to before me this the 24th day of October 1973.

Geo. H. Cate
Notary Public

My Comm. Expires: My Commission Expires July 23, 1974

BOOK 4758 PAGE 521

This instrument prepared by Geo. H. Cate, Attorney, 510 Stahlman Bldg., Nashville, Tennessee 37201

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel Numbers
Ruth B. Nichols 1104 Charney Dr. Nashville, Tn. 37217	Same	61-8 198

mail to

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by Ruth B. Nichols, and in further consideration of her agreement to pay Grantor, V. N. Basham, the sum of One Hundred ($100.00) Dollars per month for and during his natural life beginning with 15th day of June, 1973, the undersigned, V. N. Basham, has bargained and sold and by these presents does transfer and convey unto the said Ruth B. Nichols, 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. 13 of Block "H" on the Plan of Jackson Park, Section 3, not of record, described according to a survey by W. B. Southgate, Surveyor in 1930, as follows: BEGINNING at a point in the southerly margin of Winding Way, at the corner of Lots Nos. 13 and 14; thence with the line between said lots, southwardly 320 feet to the northerly line of Lot No. 20; thence with the northerly line of Lots Nos. 9 and 20, westwardly 160 feet to the corner of Lots Nos. 12 and 13; thence with the line between said lots northerly 320 feet to the southerly margin of Winding Way; thence with the southerly margin of Winding Way, eastwardly

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

200 feet to the beginning.

Being the same property conveyed to V. N. Basham and wife, Hester Basham, by deed of record in Book 1786, Page 217, County Register's Office; Hester Basham having since died and V. N. Basham's present wife being named Olean.

Grantee is to pay 1973 and subsequent property taxes.

This is improved property known as 1404 Winding Way
Nashville, Tn. 37216

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, her heirs and assigns, forever, and I do covenant with the said Grantee 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, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Mrs. Olean Basham joins in this deed for the purpose and only for the purpose of surrendering any marital rights she may have in the property.

A lien is retained on the land hereby conveyed to secure the prompt payment of the One Hundred Dollars per month, as and when due, and if any payment becomes a month in arrears Grantor may proceed with foreclosure upon ten (10) days notice and this is binding upon Grantee, her heirs and assigns.

WITNESS our hands this 16th day of May, 1973.

V. N. Basham

Olean Basham

STATE OF TENNESSEE

BOOK 4758 PAGE 523

COUNTY OF DAVIDSON

Personally appeared before me, Geo. H. Cate,
a Notary Public in and for said County and State, the within named
V. N. Basham and wife, Olean Basham, the bargainors, with whom I
am personally acquainted, and who acknowledged that they executed
the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee,
this 16th day of May, 1973.

Geo. H. Cate
Notary Public

My Commission Expires: My Commission Expires July 23, 1974

OCT 24 F CONV 30,000.00
OCT 24 F STAX A* 78.00
OCT 24 F PRFEE A* .50
OCT 24 F WDEED A* 6.00 * 84.50