FORM NO. WD-1

BOOK 4810 PAGE 981

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ no consideration--correction of deed.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF February 19 74.

Notary Public

MY COMMISSION EXPIRES: 7-12-1975

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOSEPH L. LACKEY, SR., Attorney at Law, 1822 Parkway Towers, Nvl, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLIE DAY (NAME)	same (NAME)	92-3-
2201 Albion Street (STREET ADDRESS OR ROUTE NUMBER)	same (STREET ADDRESS)	172
Nashville, TN 37208 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

Mail

FOR AND IN CONSIDERATION OF THE SUM OF ~~XXX~~ FIVE DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, not herein mentioned THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~XXX~~ I, MARY BROWN, Administratrix of the Estate of Addie Day,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLIE DAY,

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. 11 on the Map of a subdivision of Lot No. 3 of the Harding Lytle Tract as of record in Book 547, page 72, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 50 feet on the south side of Albion Street and runs back between lines 163 feet more or less to an alley.

By deed executed by Charlie Day on the 20th day of October 1958, the said Charlie Day attempted to convey to Addie Day a fee simple estate in the above-described land which Addie Day and Charlie Day held as tenants by the entirety; under the authority of McGee vs. Henry, 144 Tenn. 548, 234 SW 509, such a conveyance between a husband and wife is void ab inititio. Such a holding is also held in the case of Murray vs. Covington, 220 Tenn. 265, 416 SW2d 761. This being the law, the deed to Addie Day from Charlie Day conveyed nothing and the title before and after October 20, 1958, remained in Charlie Day and Addie Day as tenants by the entirety under deed from W. M. Thomas et ux of record in Book 2139, page 441, Register's Office for Davidson County, Tennessee. It is recognized that Mary Brown is not vested with any title or right in this property but, being the Administratrix, the right of Charlie Day is acknowledged by this conveyance, he holding the same under deed from W. M. Thomas et ux of record in Book 2139, page 441, he being the survivor of his wife, Addie Day; therefore, the fee is vested thereby in Charlie Day. Being the same property purportedly conveyed to Addie Day by Charlie Day by deed of record in Book 2139, page 441, Said Register's Office.

This is unimproved ( ) improved (X) property, known as 2201 Albion Street, Nvl., TN, 37208
(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 6th day of February, 19 74

Mary Brown

MARY BROWN, Administratrix of the Estate of Addie Day

STATE OF TENNESSEE
Davidson County

BOOK 4840 PAGE 982

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Brown, Administratrix of the Estate of Addie Day,

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 Nashville, Tennessee, this 6th day of February 19 74

Commission expires 12-22-75

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and (his oath) (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he) as such and (they), 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

MARY BROWN, Administratrix of the estate of Addie Day

TO

CHARLIE DAY

C 6 6 0 5 6

IDENTIF. REFERENCE

AUG 5 3 52 PM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

AUG-5 74 MISC A* 4.00 * 4.00