MAIL TO: JIM STEVENS RLTY. AUCTION
3037 GALLATIN RD. NASHVILLE, TENN.

FORM NO. WD-1

BOOK 4846 PAGE 471

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,300.00

Herbert Nesbitt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF Aug. 1974

Edna [illegible]
Notary Public

MY COMMISSION EXPIRES: My Commission Expires Dec. 5, 1977

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
W.L. BAINBRIDGE CO. 119 UNION STREET NASHVILLE TENNESSEE
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HERBERT NESBITT & HERBERT LENE NESBITT (NAME)	SAME (NAME)	81-11
1814 JEFFERSON ST. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	315
NASHVILLE TENN. (CITY) (STATE) (P. O. ZIP)	(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, W. L. BAINBRIDGE CO.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HERBERT NESBITT AND HERBERT LENE NESBITT

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 northerly 33-1/3 feet of the southerly 66-2/3 feet of Lot No. 291 on the Plan of McGavock Wetmore and Others' Second Addition to the Town of McGavock as of record in Book 21, page 41, R.O.D.C.

Said part of Lot No. 291 fronts 33-1/2 feet on the easterly side of 16th Ave. North, formerly Hendershott Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to W. L. Bainbridge, Company, by deed from Ward DeWitt, Jr., Trustee, of record in Book 4766, page 339, said Register's Office.

unimproved ( )
This is improved ( ) property, known as 1738 16th Ave. No. (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 16th day of August, 1974

IN WITNESS WHEREOF, W. L. Bainbridge, Co. a ~~Partnership, has caused this instrument~~ to be executed by a partner, duly ~~authorized by an instrument of record~~ in Book 3832, page 786, Register's Office for Davidson County, Tennessee

W. L. BAINBRIDGE COMPANY

BY: [illegible]
A Partner

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Evelyn Strasser, a Notary Public in and for said County and State, the within named W. L. Bainbridge, III

the bargainor S, 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 16th day of August 1974.

Commission expires February 5, 1977

Evelyn Strasser
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

C 68533

WARRANTY DEED

FROM

W. L. BAINBRIDGE CO.

TO

HERBERT NESBITT AND

HERBERT LENE NESBITT

IDENTIF. REFERENCE

AUG 23 2 40 PM '74

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

JIM STEVENS REALTY & AUCTION ASSOCIATES
"SALES THAT SATISFY"
JIM STEVENS, Auctioneer 3837 Gallatin Rd.
228-2541 Licensed in Tenn. & Ky. - Realtors & Auctioneers Assn Nashville, Tenn.

AUG 23 74	CONV	*1,300.00				
AUG 23 74	S'TAX		A*	3.38		
AUG 23 74	PR'FEE		A*	.50		
AUG 23 74	W'DEED		A*	4.00	*	7.88