FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16000.00

Tom D. Coleman Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April 1976.

Notary Public

MY COMMISSION EXPIRES: 8-2-76

(AFFIX SEAL)

BOOK 5020 PAGE 67

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr., Aty., 1623 Parkway Towers, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy Joy F. Crecraft, Trustee (NAME)	New Owner (NAME)	Map 119-9
2301 Hampton Ave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 236
Nashville Tenn 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	6DA-36272

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, J. E. Nichols and wife, Madeline Nichols

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nancy Joy F. Crecraft, Trustee for Leslie Ann C. Anderson, with full power to sell, mortgage, transfer or otherwise convey without the joinder of any beneficiaries
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. 2 on the Map of H. G. McNabb's Subdivision, of record in Book 1130, Page 64, said Register's Office.

Said Lot No. 2 fronts 64 feet on the easterly side of Louise Drive and runs back 211.75 feet on the northerly line and 207.03 feet on the southerly line, to a dead line in the rear, measuring 64 feet thereon.

Being the same property conveyed to J. E. Nichols and wife, Madeline Nichols, by deed from Thomas Fred Smith and wife, Clara B. Smith, of record in Book 1849, Page 479, Register's Office for Davidson County, Tennessee.

This instrument is made subject to the Plan of record in Book 1130, Page 64, said Register's Office, and to restrictive covenants of record. This instrument is also made subject to easements of record in Book 4100, Page 426, and Book 4712, Page 445, said Register's Office.

This is unimproved ( ) improved (X) property, known as ____ Louise DRive ____ Nashville, TEnnessee
(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 our hand s this 27th day of April, 19 76

J. E. Nichols

Madeline Nichols

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 J. E. Nichols and wife, Madeline Nichols

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 27th day of April in 76

Commission expires 8-2-76

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

WARRANTY DEED

FROM
J. E. Nichols, et ux

TO
Nancy Joy F. Crecraft, Trustee
for Leslie Ann C. Anderson

D 46837

FOR REFERENCE

APR 29 9 12 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR29'76	CONV	16,000.00			
APR29'76	S'TAX		B*	41.60	
APR29'76	PR'FEE		B*	.50	
APR29'76	W'DEED		B*	4.00	* 46.10