BOOK 5036 PAGE 89 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF June 1976

Notary Public

MY COMMISSION EXPIRES: 2-14-1979

(AFFIX SEAL)

1415 Lb. 82
Lot 4R
37 x 10.

Mail

THIS INSTRUMENT WAS PREPARED BY
ROBERT F. SPANN, ATTY., 325 PLUS PARK BLVD., NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TED M. NELSON, ET UX (NAME)	SAME (NAME)	
323 Oriel Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	119-1
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	364 PM

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, I, PEARL HUNTER MITCHELL,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TED M. NELSON & WIFE, RUBY E. NELSON

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 west 50 feet of Lot No. 96 on the Map of Overhill City and W. H. Fox Subdivision of certain blocks in Cumberland Nurseries Subdivision, of record in Book 332, Page 21, Register's Office for said County.

SAID part of said lot fronts 50 feet on the south side of Oriel Street and runs back between parallel lines, along the east margin of Wickson Avenue, 150 feet to an alley.

BEING the same property conveyed to Thomas J. Mitchell and wife, Pearl Hunter Mitchell, by Deed from Gladston I. Locke and wife, Leta Faye Locke, of record in Book 2903, Page 167, Register's Office for Davidson County, Tennessee, the said Thomas J. Mitchell having died 10/31/75.

Catron Hunter, in signing this deed of conveyance, is doing so by virtue of the authority given to him by Pearl Hunter Mitchell, by a Power of Attorney dated May 28, 1976, and of record in Book 5031, Pages 458, and 459, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved ( ) property, known as 323 Oriel Avenue, Nashville, TN 37211
(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 16 day of June, 19 76

Catron Hunter
CATRON HUNTER

20 2032 36

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 CATRON HUNTER

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 15 day of June 19 76

Commission expires 2-5-77

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
PEARL HUNTER MITCHELL

TO
TED M. NELSON & WIFE

RUBY E. NELSON

THIS INSTRUMENT PREPARED BY:
ROBERT F. SPANN, ATTORNEY
325 PLUS PARK BLVD., SUITE 100
NASHVILLE, TENNESSEE 37217

D 54151

IDENTIF. REFERENCE

JUN 17 9 18 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN 17* CONV *4,500.00
JUN 17* S'TAX B* 11.70
JUN 17* PRTFEE B* .50
JUN 17* WDEED B* 4.00
16.20