BOOK 5118 PAGE 603

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5500.00

Hattie S Nickens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February 19 77.

John B. Johnson
Notary Public

MY COMMISSION EXPIRES: 2-7-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William E. Higgins, attorney, 338-46th Avenue North, Nashville, Tennessee 37209
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eller & Olsen Stone Company (NAME)	S A M E (NAME)	90-A
6514 Robertson Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	4
Nashville Tenn 37209 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Pal

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, ~~XXX~~ I, Hattie Scott Nickens

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eller and Olsen Stone Company, Inc., a Tennessee Corporation

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:

Being part of Lot No. 24, according to the plan of West Nashville, Annex as of record in Book 332, page 11, R.O.D.C. Tennessee.

Said part of Lot No. 24 is described as follows: Beginning in the center of Annex Ave., 400 feet northerly from the intersection of said Avenue and Frisco Ave., and running thence northerly 50 feet along the center of Annex Ave., thence at right angles eastwardly 200 feet to the center of an alley; thence southerly 50 feet along the center of said alley; thence westerly at right angles 200 feet to the beginning

Being part of the same property conveyed to David Nickens and wife, Hattie Scott Nickens by deed from William Kirshner and wife, Hannah Kirshner of record in Book 2701, page 361, Register's Office for Davidson County, Tennessee. The said David Nickens having since died.

This is unimproved ( ) improved (X) property, known as 644 Annex Ave. Nashville, Tenn
(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 her hand this 24th day of February, 19 77

[redacted]

Hattie Scott Nickens

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, John B. Duncan, a Notary Public in and for said County and State, the within named Hattie Scott Nickens

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 24th day of February 19 77

Commission expires 2-7-79

John B. Duncan
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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 Hattie Scott Nickens

TO Eller & Olsen Stone Company, Inc.

D 90969

IDENTIF. REFERENCE

FEB 25 1 34 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB25 77	CONV	*5,500.00			
FEB25 77	S'TAX		B*	14.30	
FEB25 77	PR'FEE		B*	.50	
FEB25 77	W'DEED		B*	4.00	* 18.80