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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April, 19 77

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, ATTORNEY 24th Floor, 1st American Center, Nashville, Tn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JULIA C. NICHOLSON (NAME)	SAME (NAME)	24W-10835
2806 Westwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 104-15
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par 302

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, CROCKETT W. RAINS and wife, LUCILLE S. RAINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JULIA C. NICHOLSON

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 westerly 81 feet of the southerly 79 feet of Lot No. 6 on the Map of E. C. Scruggs' Subdivision of Lot No. 33 in Belair, as of record in Book 547, page 143, Register's Office for said County.

SAID part of Lot No. 6 fronts 81 feet on the northerly side of Westwood Avenue and runs back between parallel lines, with the easterly margin of 28th Avenue South, 79 feet to a dead line.

BEING the same property conveyed to Crockett W. Rains and wife, Lucille S. Rains, by deed from C. W. Whitaker, Jr. and Mrs. Louise W. Collier Whitaker, of record in Book 2276, page 189, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX property, known as 2718 Westwood Avenue, 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 15th day of April, 19 77

X Crockett W Rains — Crockett W. Rains

X Lucille S Rains — Lucille S. Rains

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 Crockett W. Rains and wife, Lucille S. Rains

the bargainor s, 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 15th day of April 19 77

Commission expires 4/15/78

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) 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

CROCKETT W. RAINS, et ux

TO

JULIA C. NICHOLSON

E00201

IDENTIF. REFERENCE

APR 25 10 30 AM '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Alan L. Saturn, Attorney
24th Floor, 1st American Center
Nashville, Tenn. 37238

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR25 77	CONV	32,500.00			
APR25 77	S'TAX		8*	34.50	
APR25 77	PR'FEE		8*	.50	
APR25 77	W'DEED		8*	4.00	* 89.00