BOOK 5216 PAGE 303

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,000.00

Oscar Tivis Nelson Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF October, 19 77

Notary Public

MY COMMISSION EXPIRES: 11/3/78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Glendon M. Fisher, Jr., Atty., 806 Nash. Bank & Tr. Bldg., Nashville, Tn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Oscar Tivis Nelson, Jr. (NAME)	Owner (NAME)	24W-2695
Box 6212, Station B (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 104-12
Nashville, Tenn. 37235 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par. 94

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~~, I, Edna S. Halbrook, a widow,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Oscar Tivis Nelson, Jr.

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 Lot No. 6 on the Plan of Calhoun's Subdivision, as of record in Book 161, page 156, Register's Office for said County.

Said Lot No. 6 fronts 55 feet on the easterly side of 21st Avenue south, formerly Broad Street or the Hillsboro Pike, and runs back on the southerly line and 164.5 feet, more or less, on the northerly line to an alley, measuring 51.8 feet thereon.

Being the same property conveyed to C. C. Halbrook and wife, Edna S. Halbrook, by deed from Jary Jackson Nolan Pilkerton and husband, of record in Book 1537, page 207, Register's Office for Davidson County, Tennessee. The said C. C. Halbrook having since died.

This is unimproved ( ) improved (X) property, known as 2010 Twenty-First Avenue South, Nashville, Tn. 37212
(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 18th day of October, 19 77.

Edna S. Halbrook

STATE OF ~~TENNESSEE~~ INDIANA
~~Davidson~~ Grant County

BOOK 5216 PAGE 304

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edna S. Halbrook

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 Marion, Indiana ~~Tennessee~~, this 19th day of October 1977.

Commission expires May 3, 1979

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

E 34042.

IDENTIF. REFERENCE

Oct 31 1 55 PM '77

FEE [illegible] REGISTER
DAVIDSON [illegible] CO.

WARRANTY DEED

FROM

Edna S. Halbrook

TO

Oscar Tivis Nelson, Jr.

OCT 31 77		CONV	37,000.00		
OCT 31 77	S'TAX			B*	96.20
OCT 31 77	PR'FEE			B*	.50
OCT 31 77		W'DEED		B*	4.00 * 100.70

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.