Boyd, Hickman & Crawford
[illegible]

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
91-16-175	Wanda M. Nicks	Tennessee Housing Development Agency 200 Fourth Avenue, North Nashville, Tn 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
12W-1215	4206 Park Avenue	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

1822 02/07 60.40- CHECK

Blair Realtors, Inc.
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Wanda M. Nicks

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 of Block 1, Charlotte Park Company's First Addition to West Nashville, as of record in Book 57, page 103, Register's Office for said County.

Said Lot No. 7 fronts 61 feet on the northerly side of Park Avenue, formerly First Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Blair Realtors, Inc., by deed from Julia Long Mallernee, as of record in Book 5364, Page 524.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. , Except taxes for the current year which have been prorated and assumed by Grantee herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 2nd day of February, 19 79

Blair, Realtors, Inc
Jerry W. Blair

Blair Realtors, Inc.
BY: Jerry W. Blair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

_____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ *Notary Public*

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

_____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____ *Notary Public*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 21,500.00 X Wanda M. Nicks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF February 1979

MY COMMISSION EXPIRES: 4-18-82 (AFFIX SEAL) Notary Public

NOTARY PUBLIC * DAVIDSON COUNTY

F. I. 3 2 2 0.

IDENTIF. REFERENCE

FEB 7 3 37 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Blair Realtors, Inc.

TO
Wanda M. Nicks

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ~~the undersigned~~ _____, a Notary Public in and for the State and County aforesaid, personally appeared Jerry W. Blair and _____, with whom I am personally acquainted, and who upon oath acknowledged himself to be the President and _____, respectively, of Blair Realtors, Inc., a corporation, the bargainor, and that he, as such President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said Jerry W. Blair as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at Nashville, Tennessee, this, the 2nd day of ~~February~~ _____, 19 ~~79~~.

My commission expires: 4-18-82

Mary Ann Kelley
Notary Public