THIS DEED PREPARED BY:
LUCIEN DALE, ATTORNEY, 1406 Nashville City Bank Building,
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Buck Wester	Same	Map 81-10
(NAME:) 1628 25th Ave.,North	(NAME:) Same	Parcel 314
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn. 37208	(STREET ADDRESS) Same	Orig.#
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

BOOK 5402 PAGE 639

FOR AND IN CONSIDERATION of the sum of ONE and 00/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create a fee simple title in Buck Wester, myself,

~~We~~ I, Buck Wester,

have bargained and sold, and by these presents do hereby transfer and convey unto Lucien Dale, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being part of the re-subdivision of Lot No. 20 of the Georgia Industrial Realty Company's Subdivision in North Nashville, of record in Book 421, Page 188, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning 50 feet from a point in the north line of Lot No. 20 and being 40 feet from the southwest corner of the Thomas J. Carter lot, leaving 40 feet for the extension of 25th Avenue; thence in a southerly direction 50 feet, and with the east margin of 25th Avenue to a point; thence in an easterly direction 143 feet; thence in a northerly direction 50 feet to a point and being 50 feet from the north line of said Lot No. 20; thence in a westerly direction 143 feet to the point of beginning. Said Lot fronts 50 feet on the east side of 25th Avenue, North.

Being the same property conveyed to Rosie H. Wester by deed from Verna Pristash Tatro of record in Book 4424, Page 228, Register's Office for Davidson County, Tennessee.

The above-described property was owned by the said Rosie H. Wester on the date of her death, to-wit, February 4, 1979, and the said Rosie H. Wester, having no children was survived only by her husband, Buck Wester, who takes fee simple title to said property pursuant to Section 31-203 (1) Tennessee Code Annotated.

This is ~~unimproved~~ improved ( ) property, known as 1628 -25th Avenue, North, Nashville, Tennessee 37208
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And ~~We~~ I do covenant with the said Lucien Dale, Trustee, that I am ~~are~~ lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And ~~We~~, I, Buck Wester, myself, my ~~ourselves, our~~ heirs and representatives, do further covenant and bind ~~ourselves~~ myself to warrant and forever defend the title to the said land to the said Lucien Dale, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said Lucien Dale, Trustee, for and in consideration of the sum of ONE and 00/100 ($1.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto Buck Wester, his

heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances estate, title and interest thereto belonging, to the said Buck Wester, his

heirs and assigns, forever.

And I do covenant with the said Buck Wester, that I Lucien Dale, am lawfully seized and possessed of said land and have a good right to convey it.

And I, Lucien Dale, Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the ~~grantees~~ Grantor herein, to the said Buck Wester, his

....., ... heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 6th day of March, 19 79

7136 CLERK

Buck Wester

Lucien Dale, Trustee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Judy M. Butler, a Notary Public in and for said County and State, the within named, Buck Wester, the Bargainors, 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 6th day of March, 19 79

Judy M. Butler Notary Public.

My commission expires: 4/29/81

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Judy M. Butler, a Notary Public in and for said County and State, the within named Lucien Dale, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 6th day of March, 19 79

Judy M. Butler Notary Public.

My commission expires: 4/29/81

Deed

From: BUCK WESTER

to: LUCIEN, DALE, Trustee.

AND

From: LUCIEN DALE, Trustee.

to: BUCK WESTER

F. I. 7 2 8 0

IDENTIF. REFERENCE

MAR 7 3 09 PM '79

FEE, WILSON H REGISTER
DAVIDSON COUNTY, TENN.

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