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FORM NO. WD-1

RUSH

H 29222

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0 (NONE)

Affiant

IDENTIF. REFERENCE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF January, 1983.

Notary Public

Feb 2 1 19 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES: 7/27/86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bone & Woods, P.C., Tenth Floor, US Bank Building, Nashville, Tennessee 37219.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alliette John Flippin (NAME)	Same (NAME)	81-11 159
1728 18th Avenue North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37208 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, I, Alliette John Flippin, Executrix of the estate of Ellie Mae Vance Northern, Deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alliette John Flippin

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 the First Civil District of Davidson County, Tennessee, being Lot No. 1 on the plan of McGavock Re-subdivision of Lot No. 397, as of record in Book 5190, page 669, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a concrete monument, said monument located at the southeast corner of the property conveyed to A. P. Johnson by deed of record in Book 2283, page 445 of the Register's Office for Davidson County; thence, with the easterly margin of 18th Avenue North, South 34° 03' 27" East, 52.00 feet to an iron pin; thence, leaving the easterly margin of 18th Avenue North, North 40° 00' East, 147.17 feet to an iron pin in the westerly margin of 17th Avenue North, same being the northwest corner of the property conveyed to Spencer Northern and wife, Josephine Northern, by deed of record in Book 2924, page 179 of the Register's Office for Davidson County; thence, with the westerly margin of 17th Avenue North, North 50° 00' West, 50.00 feet to an iron pin located at the northeast corner of the A. P. Johnson property; thence, with Johnson's easterly line, South 40° 00' West 132.89 feet to the point of beginning, containing 7,000.57 square feet, according to a survey performed by William M. Keel, Registered Land Surveyor, dated July 30, 1982.

Being a portion of the property conveyed to Lucian Northern and wife, Ellie Northern, by deed from Beatrice Finley of record in Book 641, page 339, Register's Office for Davidson County, Tennessee. The said Lucian Northern and wife, Ellie Northern, have since died and Alliette John Flippin was appointed Executrix of the estate of Ellie Mae Vance Northern by the Probate Court of Davidson County, Tennessee.

This is improved ( ) unimproved (X) property, known as 1728 18th Avenue North, Nashville, Tennessee 37208
(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 25th day of January, 1983

ALLIETTE JOHN FLIPPIN
Executrix of the estate of Ellie Mae Vance Northern, Deceased

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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 Alliette John Flippin, Executrix of the estate of Ellie Mae Vance Northern, Deceased

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 25th day of January, 19 83.

Commission expires July 27, 1986

Kathleen Patterson
Notary Public

NOTARY PUBLIC AT LARGE · STATE OF TENNESSEE · KATHLEEN PATTERSON

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

WARRANTY DEED

FROM
ALLIETTE JOHN FLIPPIN, Executrix of the estate of Ellie Mae Vance Northern

TO
ALLIETTE JOHN FLIPPIN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.