FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June 19 83

Notary Public

MY COMMISSION EXPIRES: July 21, 1984

(AFFIX SEAL)

BOOK 6076 PAGE 509

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr., Attorney, 9000 E. Church St., Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOSEPH H. NICKENS, ETUX (NAME)	New Owner (NAME)	Map 135
1825 old Murf Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 93
Nash Tenn 37217 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	2D-23650

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, AZILE MATLOCK, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPH H. NICKENS AND WIFE, VERNIE NICKENS

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 in the 2nd Civil District of Davidson County, Tennessee, being described as follows:
BEGINNING at a concrete marker in the southwesterly margin of Old Murfreesboro Pike, being a corner to property purchased by Ezell, etal in Book 4176, Page 817, said Register's Office, and being the northeasterly corner of the property herein conveyed, thence with the southwesterly margin of Old Murfreesboro Pike N 53° 43' W 128.5 feet to a concrete marker, thence S 35° 40' W 175.5 feet to a concrete marker in Ezell's corner, thence S 53° E with Ezell's line 128.5 feet to a concrete marker, thence N 36° 20' E 175.5 feet with Ezell's line to the point of beginning.

Being part of the same property conveyed to P. M. Matlock and wife, Azile Matlock by deed from Joseph R. West, Clerk & Master, as of record in Book 962, Page 111, Register's Office for Davidson County, Tennessee. The said P. M. Matlock has since deceased, and Azile Matlock having acquired the entire interest in said property as the surviving tenant by the entireties.

Azile Matlock and Azilee J. Matlock are one and the same person.

This instrument is made subject to all applicable local government planning building and zoning regulations.

This is ~~unimproved~~ ( ) improved (XX) property, known as 1829 Old Murfreesboro Road Nashville, TN
(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 her hand this 15th day of June, 1983

Azile Matlock
AZILE MATLOCK

by Thomas L. Burnett
By: THOMAS L. BURNETT, Attorney in fact

STATE OF TENNESSEE
Davidson County

BOOK 6076 PAGE 510

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor, 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 _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

State of Tennessee
County of Williamson

On this ____ day of June, 19 83 before me the undersigned a Notary Public in and for said County and State, personally appeared Thomas L. Burnett to me known to be the person who executed the foregoing instrument in behalf of Azile Matlock, and acknowledged that he executed the same as the free act and deed of the said Azile Matlock.

Witness my hand and seal at Brentwood, Tennessee this the 15th day of June, 19 83.

Tom D. Coleman
Notary Public

My commission expires: July 21, 1984

WARRANTY DEED

FROM
AZILE MATLOCK

TO
JOSEPH H. NICKENS, ETUX

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

H 5 4 3 1 1

IDENTIF. REFERENCE

JUN 16 8 01 AM '83

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6076 PAGE 511

FOR _____

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			65500.00- CO	
			91.00 CO TX	
			.50 PRFEE	
			6.00 MOEE	
			CHECK	97.50-
5321AUG/16/83 BAL				.0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5.4 3 1 1

IDENTIF. REFERENCE

JUN 16 8 41 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 956584