BOOK 6791 PG 209

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,500.00

Daisy Lois Tunstall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27 DAY OF Feb 1986

Edward W. Pike
Notary Public

MY COMMISSION EXPIRES: 7-17-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phillip Saindon, Attorney, 5408 San Marcos Drive, Nashville, Tennessee 37211
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Hickerson	James E. Hickerson	133-3-94
2610 A Nolensville Rd. (NAME)	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37211	Nashville, Tennessee	
(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, WE Daisy Lois Tunstill, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. Hickerson and wife, Jane C. Hickerson

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, being Lot No. 3 on the Plan of Glencoe Acres, Section III, of record in Book 2330, page 28, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 lies at the northeasterly corner of the intersection of Colby Drive and McCall Street, formerly Antioch Pike, and is more particularly described as follows:

Beginning at a point on the northerly margin of McCall Street, formerly Antioch Pike, the common front corner of Lots Nos. 3 and 4; thence in a westerly direction along said margin of McCall Street, formerly Antioch Pike, 83.9 feet to a point, the beginning of a curve; thence around said curve in a northwesterly direction 38.4 feet to a point on the easterly margin of Colby Drive; thence in a northerly direction along said margin of Colby Drive, 135.9 feet to a point, the common corner of Lots Nos. 3 and 5; thence in an easterly direction along the line dividing Lots Nos. 3 and 5, 113.9 feet to a point, the common corner of Lots Nos. 3, 4 and 5; thence in a southerly direction along the line dividing Lots Nos. 3 and 4, 164.1 feet to the point of beginning.

Being the same property conveyed to Jerome A. Tunstill and wife, Daisy Lois Tunstill, by deed from Alsie G. Hoover, of record in Book 4879, page 287, Register's Office for Davidson County, Tennessee. The said Jerome A. Tunstill having since died.

This conveyance is made subject to restrictive covenants of record in Book 2400, page 459, said Register's Office, and the Plan of record in Book 2330, page 28, Register's Office, which shows an owner's certificate, certain setback lines and easements.

This is improved (X) unimproved property, known as 138 McCall Street (House Number) (Street) Nashville, Tennessee (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 27 day of Feb, 1986

X Daisy Lois Tunstill
DAISY LOIS TUNSTILL

03/27/86-08-CHECK

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daisy Lois Tunstill, unmarried

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27 day of Feb, 19 86.

Commission Expires 7-17-88

Edward W. Hee Notary Public

STATE OF TENNESSEE
Davidson County

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

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

DAISY LOIS TUNSTILL, UNMARRIED

TO

JAMES E. HICKERSON AND WIFE

JANE C. HICKERSON

7.8 9 3.2

IDENTIFICATION REFERENCE

FEB 27 1 24 PM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company, Inc.
Titles Guaranteed

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

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

RECEIVED OF _____

FOR _____ BOOK 6791 PAGE 211

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

45500.00- CAMT.
116.30 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 124.80-
8174A02/27/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 8 9 3 2

IDENTIFICATION REFERENCE

FEB 27 1 24 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 222623