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FORM NO. WD-1

This instrument prepared by:

Jones and Edwards, Attorneys
2147 Belcourt Avenue
Nashville, Tennessee 37212

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2406.82

Bertha Shelton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF March 1986

Notary Public

MY COMMISSION EXPIRES: 4/8/87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bertha M. Shelton (NAME)	same (NAME)	13DA-52610
4132 Old Hydes Ferry Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	69-7-009
Nashville, Tennessee 37218 (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, I, Bertha Shelton, Executrix of the Estate of Amanda R. Nevils under a will of record in Book 6669, Page 442, Register's Office Davidson County, Tennessee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bertha M. Shelton in fee simple with a life estate to Joseph R. Nevils

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 13th, formerly the 23th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the center of Hydes Ferry Pike, said point being North 47°45' west 116.2 feet from Charles Brown"s southwest corner; thence North 48°45' East 190 feet to a point; thence North 47°45' West 150 feet to a point in Jackson and Hargrove's souther line; thence with Jackson and Hargrove's line, South 48°45' West 190 feet to a point in the center of Hydes Ferry Pike; thence with the center of said Pike, South 47°45' East 150 feet to the point of beginning, and described according to a plot plotted on a survey made by Pete Meyer on August 20, 1946. This conveyance is made subject to a easement for right of way of Hydes Ferry Pike lying within boundaries of premises as herein described. Included in the above description, but excluded therefrom, is that part of said property conyeyed to V. H. Dixon and wife, Henrie B. Dixon, by deed from Sherman Nevils and wife, as of record in Book 2651. Page 309, RODC, described as follows: Beginning at an iron pin located in the northerly margin of Hydes Ferry Pike, said point of beginning being also the southwest corner of the original tract of record in Register's Office of said County, Book 2596, Page 546; running thence with the westerly line of the original tract, being also the westerly line of the herein described tract, north 44°15' East 183.3 feet to an iron pin: thence South 46°30' east for a distance of 65 feet to an

(see attached for balance of description)

This is unimproved ( ) improved (X) property, known as 4132 Old Hydes Ferry Pike, Nashville, Tennessee 37218 (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. This conveyance is subject to all encumbrances of record.

Witness my hand this 20th day of March, 19 86

Bertha Shelton Executrix

Bertha Shelton, Executrix of the Estate of Amanda R. Nevils

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 Bertha Shelton, Executrix of the Estate of Amanda M. Nevils

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 2nd day of March 19 86

Commission expires 1/10/87

Notary Public

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

Bertha Shelton, Executrix of the Estate of Amanda R. Nevils

TO

Bertha M. Shelton with a life estate to Joseph R. Nevils

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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iron pin; thence South 44°15' west 183.3 feet to an iron pin located in the northerly margin of Hydes Ferry Pike, North 46°30' west for a distance of 65 feet to a point of beginning.

Being the same property conyeyed to Sherman Nevils and wife, Amanda Nevils, by installment deed from M. G, Ferguson, Trustee, of record in Book 3854, Page 676, Register's Office of Davidson County, Tennessee. Amanda Nevils and Amanda R, Nevils being one and the same person and also being the surviving unmarried widow of Sherman Nevils

85283

IDENTIFICATION REFERENCE

MAR 24 9 25 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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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
			2406.82- CAMT.	
			6.24 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	15.74-
5689A03/24/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85283

IDENTIFICATION REFERENCE

MAR 24 9 25 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 229940