This Form furnished by Attorneys Title Company, Inc.

BOOK 6928 PAGE 539

Form No. WD-2

FROM

Nelvina Epperson and husband,

Leonard Epperson

TO

George F. Nickerson and wife,
Elvira Nickerson

For draftsman's use

This instrument was prepared by
J. B. Watson, Jr., Attorney
3805 Gallatin Road
Nashville, Tennessee 37216

Mail

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George F. Nickerson,et ux (NAME)	Same (NAME)	Map 92-2
927 Kirkwood Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 420
Nashville, Tenn. 37204 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

2461 6

IDENTIFICATION REFERENCE

Jul 25 9 47 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 18,000.00 Nelvina Epperson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July 19 86.

Edna L. Watts
Notary Public

MY COMMISSION EXPIRES: 3-11-1990

(AFFIX SEAL)

For and in Consideration of the sum of Eighteen Thousand------

----------($18,000.00)--------- DOLLARS

paid in cash, the receipt of which is hereby acknowledged, we, Nelvina Epperson and husband, Leonard Epperson

have bargained and sold, and by these presents do transfer and convey unto the said George F. Nickerson and wife, Elvira Nickerson, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 164, Block 8, of the Hefferman Subdivision, of record in Book 161, page 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 164 fronts 50 feet on the north side of Albion Street and extends back northwardly between parallel lines 140 feet to an alley.

Being the same property conveyed to Nelvina Epperson by deed from Willie Lee Perry, a feme-sole, of record in Book 6911, page 69, Register's Office for Davidson County, Tennessee.

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WD-2

unimproved ( )
This is improved (X) property, known as 2414 Albion Street, Nashville, Tennessee 37208
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said George F. Nickerson and wife, Elvira Nickerson their heirs and assigns, forever.

And we do covenant with the said George F. Nickerson and wife, Elvira Nickerson 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.

And we, Nelvina Epperson and husband, Leonard Epperson do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said George F. Nickerson & wife, Elvira Nickerson, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 24th day of July, 1986

Nelvina Epperson

Leonard Epperson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Edna S. Woods, a Notary Public in and for said County and State, the within named Nelvina Epperson and Leonard Epperson

the bargainor s, 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 24th day of July, 1986

Edna S. Woods, Notary Public.

Commission expires 3-11-1990

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be ..... of the ....., the within named bargainor, a corporation, and that ..... he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as .....

Witness my hand and seal, at office in ....., this ..... day of ....., 19.....

....., Notary Public.

Commission expires .....

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

RECEIVED OF _____

FOR _____

BOOK 6928 PAGE 601

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
			18000.00- CONT.	
			50.40 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	56.90-
1995A07/25/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2461.6

IDENTIFT REFERENCE

JUL 25 9 47 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 275265