PREPARED BY:

Thomas F. Hollingsworth
Attorney at Law
1610 Parkway Towers
Nashville, TN 37219
(615) 244-5432

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,000.00 .

Wanda Nickens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1ST DAY OF FEBRUARY 19 88.

Thomas F. Hollingsworth
Notary Public

MY COMMISSION EXPIRES: 5-13-88
(AFFIX SEAL)

THOMAS F. HOLLINGSWORTH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

02301

IDENTIFICATION REFERENCE

FEB 3 12 07 PM '88

REGISTER DAVIDSON COUNTY, TN

WARRANTY DEED

BOOK 7462 PAGE 215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wanda Nickens, unmarried 1915 Formosa Street Nashville, TN 37208	SAME	Map 91-6 Par. 307.00 12W 16075

3747 02/03 0101 03CHECK 40.5

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, **MARY LOU PARKER, DOUGLAS HIGHTOWER, and BETTY HUDGINS,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **WANDA NICKENS,** HEREINAFTER CALLED THE GRANTEE, 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. 1413, and the East 10 feet of Lot No. 1415, Block 199, on the Plan of the extension of Plan No. 1, West Nashville, of record in Book 57, page 173, Register's Office for said County.

Said Lot and part of said lot adjoin and front together 35 feet on the north side of Kentucky Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Roy Wallace Hightower by deed from Mildred Christine Hightower, of record in Book 1725, page 301, Register's Office for Davidson County, Tennessee.

Being Lots Nos. 1409 and 1411, Block 199, West Extension of Plan No. 1, West Nashville, a plan of which is recorded in Book 57, page 173, R.O.D.C., Tennessee.

Said Lots Nos. 1409 and 1411 front 25 feet each on the northerly side of Kentucky Avenue and extend back 150 feet to an alley and being the same property conveyed to Wallace Hightower by deed from H. B. Jones and wife, Mary Edith Jones, of record in Book 1758, page 423, said Register's Office.

Being the same property vesting in Mary Lou Parker, Douglas Hightower, Wanda Nickens, and Betty Hudgins, under the Will of Roy W. Hightower, of record in Will Book 161, page 110, Probate Court for Davidson County, Tennessee. The purpose of this conveyance being to create a fee simple estate in Wanda Nickens.

James W. Parker, the husband of Mary Lou Parker, joins in this conveyance for the purpose of transferring any interest he may have to the grantee.

This is improved property known as 5510 Kentucky Avenue, Nashville, Tennessee 37209.

BOOK 7462 PAGE 216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 our hands this 1st day of FEBRUARY, 1988.

Mary Lou Parker
MARY LOU PARKER

Douglas Hightower
DOUGLAS HIGHTOWER

James W. Parker
JAMES W. PARKER

Betty Hudgins
BETTY HUDGINS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named, **MARY LOU PARKER, JAMES W. PARKER, DOUGLAS HIGHTOWER, and BETTY HUDGINS,** the bargainors, 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 1st day of FEBRUARY, 1988.

Thomas F. Hollingsworth
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MY COMMISSION EXPIRES:

5-13-89

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7462 PAGE 217

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 12000.00
CON TX 33.60
PRFEE 0.50
MTGFEE 6.00
TOTAL 40.10
CHECK 40.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/03/88 01 12:08 0001 3747

02301

IDENTIFICATION REFERENCE

FEB 3 12 07 PM '88

DAVIDSON COUNTY, TN

No. 58602