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This Instrument Prepared By:

Renard A. Hirsch, Sr., Attorney
619 Woodland Street
Nashville, Tennessee 37206
615-242-5003

The Name and Address of the new owner is:

Henry C. Nesbitt
1501-21st Avenue No.
Nashville, Tennessee 37208

# WARRANTY DEED

This Deed, made and entered into on the day and year below written by and between Anthony Nesbitt and Charlene Nesbitt of, hereinafter referred to as, GRANTOR, and Henry C. Nesbitt, hereinafter referred to as GRANTEE.

## WITNESSETH:

That for and in consideration of $2,000.00 (Two Thousand and 00/100 Dollars) and other good and valuable consideration, paid by the GRANTEE to the GRANTOR, receipt of which is hereby acknowledged, GRANTOR hereby grants, bargains, sells, conveys, remises, releases and transfers to the GRANTEE, his successors and assigns all rights, title, interest, claim or demand of GRANTOR a 5/100 interest in a certain tract or parcel of land lying and being in Davidson County, Tennessee and more particularly described as follows:

LEGAL DESCRIPTION ATTACHED HERETO AND MARKED AS EXHIBIT "A"

86643

IDENTIF. REFERENCE

Said property is known as 1827 Knowles Ave, Nashville, Tennessee.

This conveyance is made to the Grantee, his heirs, successors and assigns.

To have and to hold said tract or parcel of land, together with all privileges and appurtenances thereto belonging to the said GRANTEE and his successors and assigns in fee simple forever.

Grantor covenants that they are seized of a 5/100 interest of said land in and have the right to convey their interest in fee simple; that the same is free

and clear of all encumbrances, and that they will warrant and defend the title herein conveyed against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, said GRANTOR has hereunto set her signature on the date below written.

Dated: 12-19-90

Anthony Nesbitt

Charline Nesbitt

STATE OF TENNESSEE ]

COUNTY OF Davidson ]

Before me the undersigned, a Notary Public of the State and County aforesaid, personally appeared Anthony Nesbitt, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the individuals who executed the foregoing instrument as their own free act and deed.

Witness my hand and seal, at office in Nashville, TN, this 19th day of December, 1990.

Notary Public

My Commission Expires: 11-21-92

STATE OF TENNESSEE ]

COUNTY OF Davidson ]

Before me Jennifer Hall a Notary Public of the State and County aforesaid, personally appeared Charline Nesbitt, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the individuals who executed the foregoing instrument as their own free act and deed.

Witness my hand and seal, at office in Davidson County, this 19th day of December, 1990.

Notary Public

My Commission Expires: July 21, 1992

The actual Consideration or value of this transfer, whichever is greater, is $2,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of December 1990.

MAIL TAX BILLS TO: Henry C. Nesbitt
1501-21st Ave. North
Nashville, TN 37208

Robert Greene, Notary Public
My Commission Expires 11/21/92

Map & Parcel 81-15-179

**EXHIBIT "A"**

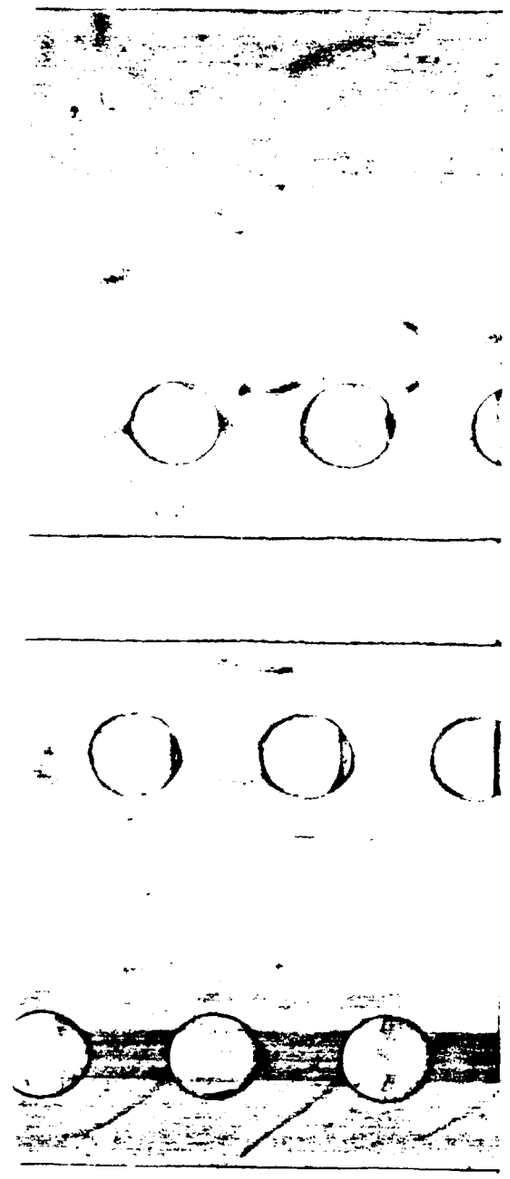
Being Lot No. 15 in the J.M., T.J., and G.W. Harding Subdivision. Said Lot No. 15 fronts 50 feet on the southerly side of Thompson Street and extends back between parallel lines and with the easterly margin of Twenty-First Avenue North 150 feet at an alley.

Being the same property conveyed to W.B. Church and wife, Mary Church, by deed from Theo W. Eckhardt, as of record in Deed Book 989, page 38, Register's Office for Davidson County, Tennessee. W.B. Church predeceased his wife, Mary Church. The said Mary Church, upon remarriage, became Mary Church Wainwright. Mary Church Wainwright having since died intestate a resident of Davidson County, Tennessee, on or about November 25, 1989, without a surviving husband or issue, left as her sole heirs at law her following sisters and brothers: Louise Nesbitt Watson, Arppie G. Thompson, John E. Nesbitt, Henry C. Nesbitt. The said Mary Church Wainwright was predeceased by three (3) brothers Alvin Ray Nesbitt who left a surviving daughter Willie B. Moore, Robert E. Nesbitt who left four (4) surviving children Robert Nesbitt, Harold Nesbitt, Diane Nesbitt and Anthony Nesbitt, Leon Nesbitt survived by Sheridan Beasley.

[illegible] 03CHECK 16.60

**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 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 2000.00 |
| | | | | CON TX 6.60 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 9.00 |
| | | | | TOTAL 16.60 |
| | | | | CHECK 16.60 |

01/16/91 01 14:04 0001 6115

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

86648

IDENTIF. REFERENCE

JAN 16 2 05 PM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 389973