204

NEW OWNER: Dr. Allison Metz
ADDRESS: 325 Lansdale Avenue
San Francisco, CA 94127

SEND TAX BILLS TO: SAME

BOOK 9798 PG 89

MAP & PARCEL NOS.:
TRACTS I & II: 81-16, 431 & 432
TRACT III: 92-4, 19
TRACT IV: 92-4, 17
TRACT V: 81-16,436
TRACT VI: 81-16, 437
TRACT VII: 92-4, 15
TRACT VIII: 81-15, 620
TRACT IX: 81-15, 388;
TRACT X: 81-15, 622 & 619
TRACT XI: 81-15, 386 & 387
TRACT XII: 81-15, 615
TRACT XIII: 104-B, Group A; 44
TRACT XIV: 104-B, Group A; 45

DEED CONVEYING REAL ESTATE IN TRUST

FOR AND IN CONSIDERATION of love and affection and other good and valuable consideration, receipt and the sufficiency of which is hereby acknowledged, **DR. PHILIP A. NICHOLAS and wife, VIOLET M. NICHOLAS**, herein referred to as **TRUSTORS**, hereby transfer, assign, and convey to **DR. ALLISON ELEANOR (NICHOLAS) METZ**, herein referred to as **TRUSTEE**, the herein described property annexed hereto and made a part of this deed as Exhibit A, **IN TRUST**, for the use and benefit of **TRUSTORS** during their lifetimes, and for the following uses and purposes, and the following terms and conditions:

1. Trustee shall pay the net income of the trust estate to Trustors for their lifetimes.

2. On the death of the last surviving Trustor, this trust shall terminate and trustee shall pay over and transfer the trust estate absolutely in fee to Dr. Allison Eleanor (Nicholas) Metz and Gertrude Elaine (Nicholas) Brooks, to have and hold in equal undivided interests as tenants in common.

3. Trustee shall hold and manage the herein described property on such terms and conditions and with such powers conferred unto Trustee as more particularly described and set forth under a certain Living Revocable Trust Agreement, dated 17 November 1994, by and between Trustors and Trustee, the terms, conditions, and provisions of which are incorporated in this deed by reference and made a part hereof, as if fully set out herein verbatim, and at length.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN TESTIMONY WHEREOF, the TRUSTORS have hereunto set their signatures on this 17th day of November, 1994.

Philip A. Nicholas
DR. PHILIP A. NICHOLAS

Violet M. Nicholas
VIOLET M. NICHOLAS

==========

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, **DR. PHILIP A. NICHOLAS**, the Trustor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 17th day of November, 1994.

JACQUELINE ORR WIGGINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Jacqueline Orr Wiggins
NOTARY PUBLIC

My commission expires: January 27, 1996

My Commission Expires Jan. 27, 1996

==========

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, **VIOLET M. NICHOLAS**, the Trustor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 17th day of November, 1994.

Jacqueline Orr Wiggins
NOTARY PUBLIC

My commission expires: January 27, 1996

JACQUELINE ORR WIGGINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Jan. 27, 1996

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $-0-.

AFFIANT

Sworn to and subscribed before me, this 17th day of November, 1994.

NOTARY PUBLIC

My commission expires: January 27, 1996

JACQUELINE ORR WIGGINS
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
My Commission Expires Jan. 27, 1996

THIS INSTRUMENT WAS PREPARED BY:
JULIAN W. BLACKSHEAR, JR.
Attorney at Law
PETWAY, BLACKSHEAR CAIN & ENNIX
208 Third Avenue, North
Fifth Floor
Nashville, Tennessee 37201
(615) 244-4850

C:\wp51\nicholas.ded

EXHIBIT A

TRACT I:
Being the easterly one-half of Lot No. 212 on the Plan of Thomas Harding's Second Addition to Nashville, as of record in Book 21, page 58, Register's Office for said County.

Said easterly half of Lot No. 212 fronts 25 feet on the northerly side of Meharry Boulevard, formerly Harding Street, and extends back between parallel lines, 170 feet to an alley.

TRACT II:
Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 212 on the Plan of Thomas Harding's Second Addition to Nashville, as of record in Book 21, page 58, Register's Office for said County.

Said part of Lot No. 212 fronts 25 feet on the northerly margin of Meharry Boulevard, formerly Harding Street, and runs back between parallel lines 170 feet to an alley.

Tracts I and II being the same property conveyed to Philip A. Nicholas and wife, Violet M. Nicholas by deed from Grace I. McKelvey, a widow, of record in Book 6476, page 643, Register's Office of Davidson County, Tennessee. This is improved property commonly known as 1408 and 1408-1/2 Meharry Boulevard, Nashville, Tennessee 37208.

TRACT III:
Land in Davidson County, Tennessee, being the easterly 37 feet of Lot No. 201 in Thomas Harding's Second Addition to Nashville, a plan of which is recorded in Book 21, page 58, Register's Office for said County.

Said part of Lot No. 201 fronts 37 feet on the southerly side of Meharry Boulevard, formerly Harding Street and extends back between parallel lines 160 feet to an alley.

Being the same property conveyed to Phillip Nicholas and wife, Violet Nicholas, by deed from David Majors and wife, Agnes Aurelia Jackson Majors, of record in Book 4855, page 25, Register's Office for said County.

This is improved property commonly known a 1415 Meharry Boulevard, Nashville, Tennessee 37208.

TRACT IV:
Land in Davidson County, Tennessee, being the westerly 32 feet of lot No. 200 in Harding's Second Addition to Nashville, plan of which is of record in Book 21, page 58, Register's Office for said County.

Said westerly part of Lot No. 200 fronts 32 feet on the southerly side of Harding Street, and runs back between parallel lines, 160 feet to an alley.

Being the same property conveyed to Philip Nicholas, and wife, Violet May Nicholas, by deed from Georgia Smith, of record In Book 4284, page 702, Register's Office for said County.

This is improved property commonly known as 1501 Meharry Boulevard, Nashville, Tennessee 37208.

TRACT V:
Land in Davidson County, Tennessee, being Lot No. 215 on the Plan of Harding's 2nd Addition, as of record in Book 21, page 58, Register's Office for said County. Said lot fronts 50 feet on the northerly side of Harding Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Philip A. Nicholas and wife, Violet May Nicholas, by deed from Albert A. Thompson and wife, Willie Mae Thompson, of record in Book 3105, page 12, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1502 Meharry Boulevard, Nashville, Tennessee 37208.

TRACT VI:
Being the East half of Lot No. 216 on the Map of Harding's Second Addition, of record in Book 21, page 58, Register's Office for said County.

Said part of said lot fronts 25 feet on the north side of Harding Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Dr. and Mrs. Phillip Nicholas by deed from Nettie Jo Parker, of record in Book 5198, page 785, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1504 Meharry Boulevard, Nashville, Tennessee 37208.

TRACT VII:
Land in Davidson County, Tennessee, being the easterly part of Lot 198 on the plan of Thomas Harding's Second Addition to Nashville, as of record in Book 21, page 58, Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 30 feet on the southerly side of Meharry Boulevard, formerly Harding Street and runs back between parallel lines 107 feet to a dead line.

Being the same property conveyed to Dr. Phillip Nicholas and wife, Violet Nicholas, by deed from Mildred Porter and husband, H. O. Porter, of record in Book 5911, page 718, said Register's Office.

This is improved property commonly known as 1505 Meharry Boulevard, Nashville, Tennessee 37208.

TRACT VIII:
Land in Davidson County, Tennessee, being Lot No. 1B Zone Lot Division of Lot Nos. 1, 2, 3, Underwood Plan of Lots of record in Book 6200, page 422, said Register's Office, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Philip A. Nicholas and wife, Violet M. Nicholas, by deed from Cumberland Builders, Inc., of record in Book 6924, page 514, Register's Office for said County.

This is improved property known as 1600-A Heiman Street, Nashville, Tennessee 37208.

TRACT IX:
Land in Davidson County, Tennessee, being Lot No. 1A Zone Lot Division of Lot Nos. 1, 2 & 3, Underwood Plan of Lots of record in Book 6200, page 422, Register's Office, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Philip A. Nicholas and wife, Violet M. Nicholas, by deed from Cumberland Builders, Inc., of record in Book 6924, page 524, Register's Office for said County. This is improved property known as 1600-B Heiman Street, Nashville, Tennessee 37208.

TRACT X:
Being Lot No. 3 on the Underwood Plan of Lots of record in Book 21, Page 117, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 50.0 feet on the north side of Heiman Street and runs back between parallel lines 162.0 to an alley in the rear.

Being the same property conveyed to Dr Philip A. Nicholas and wife, Violet M. Nicholas, by deed from Cumberland Builders, Inc., a Tennessee corporation, of record in Book 6837, page 968, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1604 (A & B) Heiman Street, Nashville, Tennessee 37208.

TRACT XI:
Land in Davidson County, Tennessee, being Lot No. 4 and the easterly 33-1/3 feet of lot No. 5 on Underwood's Plan of Lots, as of record in Book 21, page 117, Register's Office for said County.

Said lots front together 83-1/3 feet on the northerly margin of Heiman Street and extend back between parallel lines 162 feet to an alley.

Being the same property conveyed to Phillip A. Nicholas and wife, Violet M. Nichols, Gertrude E. Nicholas Brooks and Allison E. Nicholas Metz, by deed from Jessie C. Smith, of record in Book 5271, page 454, Register's Office for said County.

This is improved property commonly known a 1606 and 1608 Heiman Street, Nashville, Tennessee 37208.

TRACT XII:
Being the southerly part of Lot No. 219 and the rear half of Lot No. 220 on the plan of Thomas Harding's Second Addition to Nashville, as of record in Book 21, page 58, Register's Office for said County. Said part of Lot No. 219 is described as follows: Beginning at the northeast corner of 16th Avenue, North, formerly Park Street and the first alley south of Jefferson Street, being the southwest corner of Lot No. 219; thence with the easterly margin of said Avenue, northerly 131-1/2 feet; thence at right angles easterly 50 feet to the line between lots Nos. 219 and 22; thence with said line southerly 131-1/2 feet to the northerly margin of said alley; thence with the northerly margin of said alley westerly 50 feet to the beginning.

Said part of lot No. 220 fronts 50 feet on the first alley south of Jefferson Street and extend northerly between parallel lines, 121 feet, more or less, to the dividing line between the front half and the rear half of said lot.

Being the same property conveyed to Dr. Phillip Nicholas and wife, Violet May Nicholas, by Installment Deed from James D. Dozier, et al., of record in Book 4111, page 946, Register's Office for said County.

This is improved property commonly known as 1034 16th Avenue, North, Nashville, Tennessee 37208.

TRACT XIII:
Being Lot 224, Block 4, Windsor Bluff, Addition to Fairfield Glade as per plat recorded in Plat Book 5, page 90, Register's Office Cumberland County, Tennessee. Less and except oil, gas and other minerals. Subject to restrictive covenants, limitations and conditions contained in the Declaration of Covenants and Restrictions as filed of record in Deed Book 99, page 370, et seq., and amendments thereto, Register's Office, Cumberland County, Tennessee.

Said tract or parcel of land being the same property conveyed to Philip A. Nichols and wife, Violet M. Nicholas, by deed from Fairfield Communities, Inc., a Beneficial Owner, of record in Deed Book 401, page 153, Register's Office for Cumberland County, Tennessee.

This is improved property known as Arrow Rock Terrace, No. 43, Crossville, Tennessee 38555.

TRACT XIV:
Being Lot No. 225, Block 4, Windsor Bluff, Addition of Fairfield Glade as per plat recorded in Plat Book 5, page 90, Register's Office, Cumberland County, Tennessee. Less and except oil, gas and other minerals. Subject to restrictive covenants, limitations and conditions contained in the Declaration of Covenants and Restrictions as filed of record in Deed Book 99, page 370, et seq., and amendments thereto, Register's Office, Cumberland County, Tennessee.

Said tract or parcel of land being the same property conveyed to Philip A. Nicholas and wife, Violet M. Nicholas, by Corporation Deed from Fairfield Communities, Inc., of record in Deed Book 388, page 718, Register's Office for Cumberland County, Tennessee.

This is property known a Arrow Rock Terrace, No. 41, Crossville, Tennessee 38555.

c:wd:\deeds\Nicholas

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IDENTIF. ↑ REFERENCE

95 SEP 18 PM 2:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.