BOOK 10703 PG 248

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50.01

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF November 1997.

Notary Public

MY COMMISSION EXPIRES: 5-23-98

(AFFIX SEAL)

NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN. My Commission Expires 5-23-98

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

| NAME | | ADDRESS |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS | MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES | MAP-PARCEL NUMBERS |
| Jerael C. Nellis (NAME) | Same (NAME) | Map 105-13 |
| 9 Music Square South, #377 (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Parcel 264 |
| Nashville, TN 37203 (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. Merla Beech

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerael C. Nellis

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:

BEING part of Lot No. 82 on the Plan of Waverly Place, of record in Plat Book 57, Pages 94 and 95, Register's Office for Davidson County, Tennessee, and described according to a survey made by Thomas B. Lee, dated April 24, 1969, as revised May 19, 1969, as follows:

BEGINNING at an iron pin in the northerly margin of Douglas Avenue; said point being 148 feet east of the easterly margin of 10th Avenue South; thence leaving said Avenue, North 3° 52' E, 266.4 feet to an iron pin in the southerly margin of an alley; thence with the same, S 84° 40' E, 50 feet to an iron pin; thence leaving said alley, S 3° 52' W, 265 feet to an iron pin in the northerly margin of Douglas Avenue; thence with the same, N 86° 17' W, 50 feet to the point of beginning.

Being the same property conveyed to Merla Beech by Will of Addie B. Taylor, unrecorded, as evidenced by copy attached hereto.

97 DEC -2 AM 10:23
FELIX Z. HILL REGISTER
DAVIDSON COUNTY, TN.

0375229
IDENTIF. & REFERENCE

5767 12/02 0101 03CHECK 17.19

unimproved ( )
This is improved (X) property, known as 942 South Douglas Avenue, Nashville, TN 37204
(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 Whereever 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 my hand this 19 day of November, 19 97

X Merla Beech
Merla Beech

STATE OF ~~TENNESSEE~~ CALIFORNIA }
Los Angeles COUNTY }

BOOK 10703 PG 249

Personally appeared before me, Merla Beech
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand, at office, this 19th day of November 19 97.

My Commission Expires July 8, 1998. Ruby Spencer
Notary Public

Ruby Spencer
Comm #1031966
NOTARY PUBLIC CALIFORNIA
LOS ANGELES COUNTY
Comm Expires July 8, 1998

(AFFIX SEAL)

____ STATE OF TENNESSEE }
_____ COUNTY }

Personally appeared before me, _____
(Name of officer) (Offical capacity of officer)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the

("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

**WARRANTY DEED**

FROM
Merla Beech

TO
Jerael C. Nellis

This form compliments of:

**title escrow, inc.**

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679

# Last Will and Testament

OF

ADDIE B. TAYLOR

I, ADDIE B. TAYLOR, a resident of Nashville, Davidson County, Tennessee, being of sound mind and disposing memory, recognizing the uncertainty of this mortal life, do make, publish, and declare this instrument as and for my Last Will and Testament, hereby expressly revoking any and all other wills or codicils by me at any time heretofore made.

FIRST

I hereby direct my Executrix, hereinafter named, to collect all money due me at my death with all convenient speed and to pay all of my lawful debts, including my funeral expenses and cost of administration.

SECOND

I hereby will, devise and bequeath all the rest and residue of my property that I may own and die seized of, real, personal and mixed, at whatever time acquired by me and wheresoever situated to my cousin, Merla Beech, in fee, absolute.

THIRD

I hereby nominate, designate, and appoint my next of kin and sole heir at law, Merla Beech, of 4678 Mioland Drive, Los Angeles, California, as Executrix of this my Last Will and Testament, and having confidence in her integrity, direct that she be allowed to serve as Executrix without bond, any law of this State or of any State in which I may die seized or possessed of property notwithstanding.

Addie B. Taylor

IN WITNESS WHEREOF, I have hereunto set my hand at Nashville, Tennessee, this the 15th day of August, 1994.

Addie B. Taylor
ADDIE B. TAYLOR

The foregoing instrument consisting of two (2) pages, including this one, was subscribed, sealed, published and declared by ADDIE B. TAYLOR, as and for her Last Will and Testament in our presence and in the presence of each of us, and we at the same time and at her request and in her presence and in the presence of each other, hereunto have subscribed our names as attesting witnesses.

287

Witness: LaVerne C. Stevenson
Address: 3507 Albion St
Nashville TN 37209
Telephone: (615) 320-7328

Witness: Victoria L. Ewell
Address: 1004 Battlefield Dr.
Nashville Tenn. 37204
Telephone: 297-0446

THIS LAST WILL AND TESTAMENT WAS PREPARED BY:

RUSSELL B. ENNIX
FIFTH FLOOR
208 THIRD AVENUE NORTH
NASHVILLE, TENNESSEE 37201-1604

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10703 PG 252

| | | | | | |
|---|---|---|---|---|---|
| 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 |
|---|---|---|---|---|

| | |
|---|---|
| CHMT | 50.01 |
| CON TX | 0.19 |
| PRFEE | 1.00 |
| MTGFEE | 16.00 |
| TOTAL | 17.19 |
| CHECK | 17.19 |

12/02/97 01 10:29 0016 5767

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0375229

IDENTIFICATION REFERENCE

97 DEC -2 AM 10:23

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1226596