Instr:200005020044000 Page: 1 OF 2
REC'D FOR REC 05/02/2000 2:32:07PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $188.70

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.] 26B
Wanda M. Nickens		
5602 Louisiana Avenue	New Owner	MAP:091-06-0
Nashville, TN 37209		PARCEL: 229.00

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 00-04-10042]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Linda Fay Hathaway, married (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, Wanda M. Nickens, unmarried, (The "Grantee"), her heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lots No. 1505 and 1507 of Block No. 30, Plan No.2, West Nashville, as of record in Book 67, page 172, Register's Office for Davidson County, Tennessee.

Said Lots No. 1505 and 1507 front together 50 feet on the northerly side of Louisiana Avenue and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Linda Fay Hathaway, married, by Quitclaim Deed from The Estate of Cleo Bush, by Co-Executors Albert Lee Bush and Linda Fay Hathaway of record in Book 10220, page 693, Register's Office for Davidson County, Tennessee.

The above described real estate is improved and is not or ever was marital property nor is it subject to any homestead exemption of the spouse of the Grantor.

This conveyance is subject to:

1. **Taxes for the year 2000 and subsequent years,**
2. **Plan of record in Plat Book 67, page 172, Register's Office for Davidson County, Tennessee.**

This is improved property known as **5602 Louisiana Avenue, Nashville Tennessee 37209.**

[STATE OF TENNESSEE)]
[COUNTY OF DAVIDSON]
[ ]
[The actual consideration or value, whichever is greater for this]
[transfer is $51,000.00.]
[Wanda M. Nickens
Affiant
[DONALD E. KNIGHTEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN
[Subscribed and sworn to before me this
[19th day of April, 2000.
[Donald E. Knighten
Notary Public
[My Commission Expires:]

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 19th day of April, 2000

Linda Fay Hathaway

Linda Fay Hathaway

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Linda Fay Hathaway

On this **19th** day of **April,** 2000, before me personally appeared ~~Wanda M. Mickens~~, to me known to be the persons who executed the foregoing instrument and acknowledged that **she** executed the same as **her** free act and deed

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of April, 2000.

NOTARY PUBLIC

My Commission Expires: 1-25-2003

DONALD E. KNIFFEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.