PICK-UP

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

Davidson County DEEDWARR
Recvd: 05/15/01 11:13 2pgs
Fees:11.00 Taxes:16.28

20010515-0050129

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 4,400.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 14th DAY OF May, 19 2001

NOTARY PUBLIC

My Commission expires: March 23, 2002

THIS INSTRUMENT PREPARED BY

George H. Cate, Jr., Attorney 95 White Bridge Rd., Nashville, TN 37205
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Emogene R. Nichols	Same	81-12
(NAME)	(NAME)	286
2618 Meharry Blvd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 4,400.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Michael O. Herron

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Emogene R. Nichols

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 255 in the town of McGavock the plat of which is of record in Book 21, Page 23, Register's Office of Davidson County, Tennessee, to which reference is here made.
The said lot fronts 51 feet on the west side of 10th Ave. North. Formerly Polk Street, between Cheatham and Scott Streets as surveyed by W.W. Southgate May 10, 1888 with its proportion of the surplus therein, and runs back at right angles with the said 10th Ave. North, formerly Polk Street, between parallel lines 150 feet to a 16-foot alley in the rear. Being the same property described in Book 268, Page 201, Office of the Register's Office for Davidson County, Tennessee.

Being the same property devised to Michael Orville Herron by the will of Doris Turpin Herron, probated July 13, 1972 in File No. 57391 of the Probate Court for Davidson County, Tennessee.

unimproved ( )
This is improved (x) property, known as 1509 10th Ave., No. Nashville, TN 37208
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 30 day of April, 19 2001

Michael O. Herron

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF ~~TENNESSEE~~ Maryland }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Michael O. Herron, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of April, ~~19~~ 2001

My Commission expires: 2-1, 2004

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public