RETURN TO:
GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, Suite 300
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 01/11/05 10:10 3 pgs
Fees:18.00 Taxes:481.00

20050111-0003996

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $130,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS DATE:

December 30, 2004.

NOTARY PUBLIC

COMMISSION EXPIRES:

DEBORAH TUBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

THIS INSTRUMENT PREPARED BY:

Grissim Title & Escrow, LLC

2309 Crestmoor Rd, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Gigi Gaskins 2112 15th Avenue South Nashville, TN 37212	SAME AS NEW OWNER	MAP 105-9/369 MAP 105-9/370

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, I/WE, **HILDA NICHOLS, UNMARRIED**

HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **GIGI GASKINS, UNMARRIED**

HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

TRACT 1
LAND lying and being in Davidson County, Tennessee, being part of Lot 28 on the Map of Waverly Land Company's Subdivision, called Waverly Place of record in Book 57, page 95, Register's Office for Davidson County, Tennessee, and also being known as part of Lot 1 on the unrecorded map showing the Subdivision of Lot 28 prepared by Earl Drake, County Surveyor, June 21, 1922.

BEGINNING at the southeast corner of 10th Avenue South and Grove Avenue, being the northwest corner of Lot No. 1; thence with the easterly margin of 10th Avenue South, southerly 135.5 feet; thence at right angle easterly 55 feet to the line between Lots Nos. 1 and 2 in said subdivision. Thence with said line, northerly 135.5 feet to the southerly margin of Grove Avenue; thence with the margin of Grove Avenue; westerly 55 feet to the point of beginning.

TRACT 2
Being part of Lot 28 on the Waverly Land Company's Plan of Lots, called Waverly Place, as of record in Book 57, page 95, Register's Office for Davidson County, Tennessee, and being the southerly part of Lot No. 1 on a map showing the Subdivision of Lot 28 made June 21, 1922 prepared by Earl Drake, County Surveyor, not of record, described as follows:

BEGINNING at the northeast corner of 10th Avenue South, formerly Glendale Avenue, and a 20 foot alley, being the southwest corner of said Lot No. 1; thence with the easterly margin of said Avenue, northerly 60 feet; thence at right angles easterly 55 feet to the line between Lots Nos. 1 and 2; thence with said line, southerly 51.5 feet to the northerly margin of said alley; thence with the northerly margin of said alley, westerly 56.62 feet the beginning.

Being the same property conveyed to Hilda Nichols, with Carris Jackson, a widower, retaining a life estate, by Deed of record in Book 5227, Page 979, Register's Office for Davidson County, Tennessee. Carris Jackson having since died and said information placed of record in Book 8491, page 424, property vests solely in Hilda Nichols (TRACT 1).

Being the same property conveyed to Hilda Nichols by Deed of record in Book 8485, Page 138, Register's Office for Davidson County, Tennessee (TRACT 2).

H.N.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS: TRACT 1, 925 Wedgewood Avenue, Nashville, TN 37203 TRACT 2, 1906 10TH Avenue, South, Nashville, TN 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this date: DECEMBER 30, 2004

X Hilda Nichols _____

NOTARY ACKNOWLEDGEMENT

(Individual Notary Acknowledgement)
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Hilda Nichols with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposed therein contained.

Witness my hand and official seal at office at Nashville, TN on this the 30th day of December, 2004.

DEBORAH TUBBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

Commission Expires:

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ and _____ with whom I a personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, a corporation, and that _____as such _____ and _____being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such_____.

Witness my hand and official seal at office in _____, Tennessee on this the _____day of_____.

_____
Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

On this _____day of _____, _____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____, and acknowledged that _____ executed that same as the free act and deed of the said _____.

Witness my hand and official seal at _____, Tennessee, this the _____day of _____, _____.

_____
Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that _____ is the _____of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the purposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____day of _____, _____.

_____
Notary Public

Commission Expires: _____