Davidson County DEEDWARR
Recvd: 02/26/07 14:11 2 pgs
Fees:13.00 Taxes:166.50

20070226-0023652

RACHEL L. BELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value for this Transaction is $45,000.00

Affiant

Sworn to and subscribed before me this 2nd day of Feb, 2007

NOTARY PUBLIC

My Commission expires MY COMMISSION EXPIRES May 23, 2009

THIS INSTRUMENT WAS PREPARED BY:
Paul Fealk, UAW – GM Legal Services Plan, P.O. Box 1797, Spring Hill, TN 37174

ADDRESS OF NEW OWNER:	**SEND TAX BILL TO:**	**TAX IDENTIFICATION NO:**
Linda Nicklos 1640 Northview Avenue Nashville, TN 3737216	**New Owner**	72-10-289.00 ~~[illegible]~~

WARRANTY DEED

For and in consideration of the sum of $10.00, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Barbara T. Mayberry, Administratrix for the Estate of Carl E. Fields, and Barbara T. Mayberry, Beverly Fields, Damon Michael Fields, Gary Fields, Debbie D. Gay-Exum, Reginald Fields and Renee Fields, heirs at law of Carl E. Fields,** hereinafter called the Grantors, have bargained and sold, and do transfer and convey unto **Linda Nicklos,** a single woman, hereinafter called the Grantee, her heirs successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Being Lot No. 16 on the Map of Charles U. Coggins' First Addition of record in Book 421, page 33, Register's Office for said County. Said Lot No. 16 fronts 50 feet on the westerly side of Northview Avenue, and runs back between lines 147.9 feet on the north line and 153.5 feet on the south line to the east line of an alley which adjoins the right-of-way of the L. and N. Railroad on which it measures 50.3 feet.

Being the same property conveyed to Carl E. Fields and wife, Emma B. Fields, by Deed recorded in Book 3670, Page 545, Register's Office for Davidson County, Tennessee. The said Emma B. Fields having since died on June 20, 2003 leaving Carl E. Fields as the surviving tenant by the entirety and Carl E. Fields having since died on April 27, 2005

This conveyance is made subject to:
1. 2007 taxes and/or assessments, which have been prorated and assumed by the Grantee.
2. All other easements, restrictions, encumbrances and all other matters of record in the Davidson County Register of Deeds Office.

This is improved property commonly known as 1640 Northview Avenue, Nashville, TN 37216

This deed was prepared from legal description of the property in prior deed.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, **Linda Nicklos**, her heirs and assigns, forever; and Grantors do covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Witnessed this 2nd day of February, 2007.

Barbara T. Mayberry, Atty. in Fact

BARBARA T. MAYBERRY, individually and as Attorney in Fact for Beverly Fields, Damon Michael Fields, Gary Fields, Debbie D. Gay-Exum, Reginald Fields, Renee Fields, heirs at law

Barbara T. Mayberry, Administratrix

BARBARA T. MAYBERRY, Administratrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Rachel Bell, the undersigned Notary Public in and for said County and State, the within named grantors, **Barbara T. Mayberry**, individually and as Attorney in fact for Beverly Fields, Damon Michael Fields, Gary Fields, Debbie D. Gay-Exum, Reginald Fields, and Renee Fields with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purpose therein contained.

Witness my hand and official seal, this 2nd day of, February, 2007.

RACHEL L. BELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires : MY COMMISSION EXPIRES: May 23, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Rachel Bell, the undersigned Notary Public in and for said County and State, the within named grantors, **Barbara T. Mayberry as Administratrix for the Estate of Carl E. Fields** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purpose therein contained.

Witness my hand and official seal, this 2nd day of, February, 2007.

RACHEL L. BELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires : MY COMMISSION EXPIRES: May 23, 2009