2043

For and in consideration of the sum of $ 8,000.00----------

Eight Thousand---------- DOLLARS

of which $4,578.12 has been paid in cash by V. B. Drake, the receipt of which is hereby acknowledged and for the remaining $3,421.88 the said V. B. Drake has assumed and agreed to pay the balance of a mortgage indebtedness for that amount due Fidelity Federal Savings & Loan Association secured by Deed of Trust of record in Book 1744, page, 279, Register's Office for Davidson County, Tennessee, we, George Nickens and wife, Melvin Nickens have bargained and sold, and by these presents do transfer and convey unto the said V. B. Drake, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 43 on the Plan of George Shields' Second Addition to North Nashville, as of record in Book 57, page 146, Register's Office for said County.

Said Lot No. 43 fronts 50 feet on the northerly side of St. Louis Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to George Nickens and wife, Melvin Nickens by deed from Austin K. Jones and wife of record in Book 1225, page 561, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said V. B. Drake, his heirs and assigns, forever.

And we do covenant with the said V. B. Drake 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. except current taxes which are due.

And ~~we, George Nickens and wife, Melvin~~ Nickens do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said V.B. Drake his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 18 day of April, 19 52.

George William Nickens

Melvin Nickens

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Dorothy Baker, a Notary Public in and for said County and State, the within named George Nickens and wife, Melvin Nickens

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18 day of April, 19 52.

Commission expires 1/5/54

Dorothy Baker
Notary Public

65681

WARRANTY DEED

FROM George Nickens, et ux

TO V. B. Drake

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 21 day of APR 1952 at 11:18 o'clock A.M.
Noted in Book T.T. Page 558
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, register
By Mr. M. Smith Dpt. Reg.

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