2083

For and in consideration of the sum of $ 10.00

TEN & NO/100 — **DOLLARS**

CASH in hand paid by the grantees herein and other good and valuable considerations,

the receipt of all of which is hereby acknowledged,

We, OLIVE B. BECK AND HUSBAND, JOHN J. BECK,

have bargained and sold, and by these presents do transfer and convey unto the said GEORGE W. NICKINS AND WIFE, MELVIN TATE NICKINS,

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

Being in the 12th, formerly 17th, Civil District of said County, and described according to a survey made by W. R. Fowlkes, Surveyor in October, 1945, as follows:
Beginning at a point in the center line of Ben Allen Road as now located, opposite the southwest corner of Lot No. 246 on the Plan of Maplewood Heights Subdivision No. 2, of record in Book 547, pages 103 and 104, Register's Office for said County, and running thence with the westerly line of said Subdivision, North 13° East 1521 feet to a point which is 34.5 feet north of the common corner of Lots Nos. 233 and 234 of said Subdivision, at the southeast corner of the Peach property; thence along Peach's south line and along the south line of the J. C. McRae property, North 59° 50' West 1229.5 feet to an inner corner of the J. C. McRae property; thence with McRae's easterly line, South 10° West 829 feet to a point in the center line of Ben Allen Road, as now located; thence with the center line of the same as follows: South 57° 45' East 50 feet, South 51° 52' East 100 feet, South 46° 50' East 100 feet, South 38° 15' East 100 feet, South 31° 10' East 100 feet, South 22° 30' East 100 feet, South 17° 45' East 700 feet, South 21° 20' East 50 feet, South 31° 10' East 100 feet, South 46° 15' East 100 feet, South 60° 03' West 100 feet to the point of beginning, containing 28.54 acres, more or less.
Being the same property conveyed to Olive B. Beck and husband, John J. Beck, by deed from E. A. Charlton and wife, of record in Book 1403, page 333, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said George W. Nickins and wife, Melvin Tate Nickins, their **heirs and assigns, forever.**

And we do covenant with the 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, except for the lien of the 1952 taxes.
And we, Olive B. Beck and husband, John J. Beck, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said George W. Nickins and wife, Melvin Tate Nickins, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness hand s this 29 day of May, 1952.

Olive B. Beck
Olive B. Beck

John J. Beck
John J. Beck

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Grace Dawson, a Notary Public in and for said County and State, the within named Olive B. Beck and husband, John J. Beck,

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 29 day of May, 1952.

Commission expires Oct 16, 1955

Grace Dawson
Notary Public



WARRANTY DEED.
G-83891 - SP
FROM K-37602
OLIVE B. BECK ET VIR
TO
GEORGE W. NICKINS ET UX
FIDELITY
LOAN ASSOC.
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