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U. H. SMILEY, JR.
ATTORNEY

For and in consideration of the sum of $ 10.00,
- - - - - TEN AND NO/100 - - - - - **DOLLARS**

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

receipt of which is hereby acknowledged, - - - -

We, Samuel Leonard Crain and wife, Betty Mason Crain, - - -

have bargained and sold, and by these presents do transfer and convey unto the said JOHN DAVID NICHOLS and wife, BARBARA P. NICHOLS,

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

Being Lot No. 33 on the Map of Vailwood Heights, as of record in Book 1835, page 32, Register's Office for said County.

Said Lot 33 fronts 114.2 feet on the easterly side of Wallace Lane and runs back 397.8 feet on the northerly line and 372.5 feet on the southerly line, to a dead line, measuring 134.2 feet thereon.

Being the same property conveyed to Samuel Leonard Crain and wife, Betty Mason Crain, by deed from J. E. Crain and wife, of record in Book 1973, page 423, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John David Nichols and wife, Barbara P. Nichols, their

heirs and assigns, forever.

And we **do covenant with the said** grantees herein,

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 by 1953 taxes.

And we, the grantors herein,

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein, their

heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 26th day of June, 19 53.

Samuel Leonard Crain

Sam L. Crain

Betty Mason Crain

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lawrence D. Richards a Notary Public in and for said County and State, the within named Samuel Leonard Crain and wife, Betty Mason Crain,

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 26 day of June, 19 53

Commission expires May 1, 1954

Lawrence D. Richards
Notary Public

24 1031101

WARRANTY DEED

FROM SAMUEL LEONARD CRAIN ET UX

TO JOHN DAVID NICHOLS ET UX

REGISTER

JUN 12:10 P 427

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