K 3103

For and in consideration of the sum of $10.00----------

Ten and No/100---------- DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, we, MacFarland F. Pickard and wife, Claudia M. Pickard,

have bargained and sold, and by these presents do transfer and convey unto the said James B. Nicholson and wife, Hallie Kimbrough Nicholson

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

Land in Davidson County, Tennessee, being Lot No. 7 of block 3 on the plan of A. J. McGaughey's Haysboro Subdivision, as of record in Book 547, pages 15 and 16, Register's Office for said County.

Said Lot No. 7 fronts 100 feet on the westerly side of Haysboro Drive and extends back 285 feet on the southerly line and 290 feet on the northerly line to the easterly margin of Brush Hill Road, measuring 100 feet thereon.

Being the same property conveyed to MacFarland F. Pickard by deed from T. W. Patton and wife of record in Book 1881, page 25, 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 James B. Nicholson and wife, Hallie Kimbrough Nicholson, their heirs and assigns, forever.

And we do covenant with the said James B. Nicholson and wife, Hallie Kimbrough Nicholson, 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.

And we, MacFarland F. Pickard and wife, Claudia M. Pickard do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James B. Nicholson and wife, Hallie Kimbrough Nicholson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 2nd day of August, 1960

MacFarland F. Pickard

Claudia M. Pickard

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Louise B. Locke, a Notary Public in and for said County and State, the within named MacFarland F. Pickard and wife, Claudia M. Pickard

the bargainers, 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 office, this 2nd day of August, 1960

Louise B. Locke
Notary Public

My Commission expires January 24, 1961

WARRANTY DEED
FROM 96399
MacFarland F. Pickard, et ux
TO
Claudia M. Pickard
James B. Nicholson, et ux
Hallie Kimbrough Nicholson

REGISTER'S OFFICE
DAVIDSON COUNTY

Aug 15

G 11