K 3430

For and in consideration of the sum of $ ----------($10.00)----------
---------- Ten and No/100---------- DOLLARS

Cash in hand paid by John W. Parham and wife, Marie Herndon Parham and other good and valuable considerations the receipt of which is hereby acknowledged,

We, Charles A. Nickens, Jr. and wife, Irma Waller Nickens have bargained and sold, and by these presents do transfer and convey unto the said John W. Parham and wife, Marie Herndon Parham 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 the northeast 35 feet of Lot No. 4, all of Lot 6, and the southwesterly 20 feet of Lot No. 8 of Block "H", on the Map of Jackson Park, Section Two, of record in Book 843, page 21, Register's Office for said County.

Said lot and parts of said lots adjoin and front together 130 feet on the southeasterly side of East dale Avenue and run back between parallel lines, 175 feet to a dead line.

Being the same property conveyed to Charles A. Nickens, Jr. and wife, Irma Waller Nickens, by deed from R.C.Beasley, Jr. and wife, of record in Book 1634, page 441, 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 W. Parham and wife, Marie Herndon Parham their heirs and assigns forever.

And we do covenant with the said John W. Parham and wife, Marie Herndon Parham 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, taxes for 1962 have been pro-rated and assumed by the purchasers.

And we, Charles A. Nickens and wife, Irma Waller 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 John W. Parham and wife, Marie Herndon Parham their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 24th day of August, 1962

Charles A. Nickens, Jr. — Irma Waller Nickens

Charles Nickens, Jr. and Charles A. Nickens, Jr. being one and the same Person.

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Charles A. Nickens, Jr. and wife, Irma Waller 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 24th day of August, 1962

Commission expires APR 12 1965

[illegible]
Notary Public

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 24th day of AUG A.D. 1962 at 11:40 o'clock A.M.
Noted in Book 1643 Page 3
Recorded in Book ___ Page ___
Receiving Fee $2.00
JAMES R. WILSON, Register
By R. [illegible] D.C.

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Home Office
TITLE INSURANCE CORPORATION
Richmond, Virginia

Marie Herndon Parham

Irma Waller Nickens
To
John W. Parham and wife,

Charles A. Nickens and wife,

Warranty Deed
From 17943

$4000.00

G 614