BK 3612

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WARRANTY DEED — ATTORNEYS TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 6D 43145 W8
SEND TAX NOTICES TO: First Federal Savings & Loan Assoc.
ADDRESS: Nashville, Tennessee

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

Cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged:

We, Maxie Lee Nichols and wife, Pearl Bowker Nichols have bargained and sold, and by these presents do transfer and convey unto the said John Howard Pyburn Jr., and wife, Ruby Annette Pyburn 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. 30 on the Plan of W. G. Thuss Addition, of record in Book 332, page 149, Register's Office for said County.

Said Lot No. 30 fronts 50 feet on the northerly side of Valeria Street and extends back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Maxie Lee Nichols and wife, Pearl Bowker Nichols, by deed from Lottie H. Mathison, a widow, of record in Book 2929, page 307, Register's Office for Davidson County, Tennessee.

THIS TRACT IS IMPROVED AND SHOWN ON TAX RECORDS AS:				
338	Valeria Street	Nashville	Tennessee	
No.	Street	City	Zone	State

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 Howard Pyburn Jr., and wife, Ruby Annette Pyburn their heirs and assigns, forever.

And we do covenant with the said John Howard Pyburn Jr., and wife, Ruby Annette Pyburn 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, Maxie Lee Nichols and wife, Pearl Bowker Nichols 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 Howard Pyburn Jr., and wife, Ruby Annette Pyburn heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 7th day of August, 19 63

Maxie Lee Nichols
Maxie Lee Nichols

Pearl Bowker Nichols
Pearl Bowker Nichols

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