BK 3619

PG 413

**WARRANTY DEED** **ATTORNEYS TITLE COMPANY**

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 6D 72175
SEND TAX NOTICES TO: Nashville Mortgage and Realty Company
ADDRESS: 304 Second Avenue, North, 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, G. H. Todd and H. B. Sheets
have bargained and sold, and by these presents do transfer and convey unto the said Maxie L. Nichols and wife, Pearl B. Nichols
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. 260 on the Plan of Haileywood Estates, Section 8-D, as of record in Book 3500, page 7, Register's Office for said County.

Said Lot No. 260 fronts 110.9 feet on the easterly side of Regent Drive, and runs back between lines, 354.7 feet on the northerly side, which is a broken line, and 325.1 feet on the southerly side to a line in the rear, measuring 89.7 feet thereon.

Being the same property conveyed to G. H. Todd and H. B. Sheets, by deed from Thomas C. Summers and wife, Charlotte H. Summers, of record in Book 3504, page 517, Register's Office for Davidson County, Tennessee.

THIS TRACT IS IMPROVED AND SHOWN ON TAX RECORDS AS:

| No. | Street | City | State | Zip |
|---|---|---|---|---|
| | Regent Drive | Nashville | Tennessee | |

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Maxie L. Nichols and wife, Pearl B. Nichols their heirs and assigns, forever.

And we do covenant with the said Maxie L. Nichols and wife, Pearl B. Nichols 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, G. H. Todd and H. B. Sheets do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Maxie L. Nichols and wife, Pearl B. Nichols their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 26th day of September, 19 63

x H B Sheets

G. H. Todd