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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John C. Hunter (NAME:)	John C. Hunter (NAME:)	14D-25225
Route 2 (STREET ADDRESS OR ROUTE NUMBER)	Route 2 (STREET ADDRESS)	Map 4
Joelton, Tennessee (CITY) (P. O. ZONE) (STATE)	Joelton, Tennessee (CITY) (ZONE) (STATE)	Par. 48 M.O.

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

cash in hand paid by John C. Hunter and wife, Mabel Smith Hunter, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Bryan Nicholson and wife, Eva B. Nicholson,

have bargained and sold, and by these presents do transfer and convey unto the said John C. Hunter and wife, Mabel Smith Hunter, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being in the 14th Civil District of said County and State, described according to a survey made by Stephen A. Draper, Surveyor, May 10, 1960, as follows:
Beginning in the easterly margin of the Springfield Highway 350 feet from Baxter's south line; thence south 89° 55' east 651 feet; thence south 11° east 148 feet; thence south 88° 05' west 636 feet to the easterly margin of said Highway; thence with said margin northerly 175 feet to the beginning, containing 2.3 acres, more or less.
Being the same real property conveyed to Bryan Nicholson and wife, Eva B. Nicholson, by deed from William Gifford et al, of record in book 3097, page 439, Register's Office for said County.

This is unimproved ( ) improved ( ) property, known as Route 2, Joelton, Tennessee (House Number) (Street) P. O. Address: (City or Town)

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 C. Hunter and wife, Mabel Smith Hunter, their *heirs and assigns, forever.*

And we *do covenant with the said* John C. Hunter and wife, Mabel Smith Hunter *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 taxes for 1964 which are prorated and assumed by the grantees.

And we *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 C. Hunter and wife, Mabel Smith Hunter, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 23rd *day of* September, *19*64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Bryan Nicholson
Eva B. Nicholson

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Alice McMahon, a Notary Public in and for said County and State, Bryan Nicholson and wife, Eva B. Nicholson,

the within named 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 29 day of September, 19 64.

Alice M-Mahon Notary Public

Commission expires April 25, 1966

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

STATE TAX $ 2.25
PROBATE .50
TOTAL $ 2.75

OCT 12 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID OCT 12 1964
C.T

WARRANTY DEED

FROM Bryan Nicholson et ux.

TO John C. Hunter et ux.

1312 7th Ave N

5 3 9 1 2

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

Oct 12 3 50 PM '64

NOTE
RECORDING FEE 110 PAGE 288
DEP. REG. 2.00

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE