BOOK 3859 PAGE 779

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Buford A. Bentley et ux (NAME:)	United Mortgagee Servicing Corp. (NAME:)	3D 35245
2100 Sanborn Drive (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Ave. (STREET ADDRESS)	Map 95-10
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Virginia Beach, Virginia (CITY) (ZONE) (STATE)	Par. 29

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars, cash in hand paid by Buford A. Bentley and wife, Annie O. Bentley, hereinafter called the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, William P. Nichols and wife, Evelyn V. Nichols, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, 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 shown as Tract No. 6 on a copy of a survey made by Cantrell, Connell, and Morrison, Engineers, dated January, 1958, described as follows:

BEGINNING at a point on the northeasterly margin of Sanborn Drive, said point being the northwesterly corner of Lot No. 191 on the Plan of Elm Hill Acres, Section Iv, as of record in Book 2331, page 118, said Register's Office; thence north 37° 57' east 305 feet more or less to the center of Sims Branch; thence in a northwesterly direction along the center line of Sims Branch 103 feet more or less to a point; thence south 37° 57' west 275.2 feet more or less to a point in the margin of Sanborn Drive; thence with the margin of said drive southeasterly 100 feet to the point of beginning.

Being the same property conveyed to William p. Nichols and wife, Evelyn V. Nichols, by deed from Malvin Homes, Incorporated, of record in Book 2811, page 121, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements, and set-back lines that are applicable to the above described property.

This is unimproved ( ) improved ( ) property, known as 2100 Sanborn Drive, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 4th day of January Feb. 1965

William P. Nichols

Evelyn V. Nichols

STATE TAX $ 19.43
PROBATE .50
TOTAL $ 19.93

FEB 11 1965

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

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named William P. Nichols and wife, Evelyn V. Nichols

PAID FEB 11 1965

the bargainors, 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 4th day of January Feb., 1965

Commission expires Nov. 27, 1965

[illegible]
Notary Public

WARRANTY DEED

FROM William P. Nichols and wife,

TO Buford A. Bentley et ux

Attorneys TITLE COMPANY, INC. NASHVILLE, TENN.

68619

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 11 2 23 PM '65

NOTE BOOK 111 PAGE 26
RECORDING FEE 2.00
DEP. REG. [illegible]

SEDDON & WILKINS, ATTORNEYS
450 JAMES ROBERTSON PARKWAY
P. O. BOX 3122
NASHVILLE, TENNESSEE 37201
FILE ROW 1, BOX 5