WARRANTY DEED — ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H. Nicholson, Et Ux	First Federal Savings & Loan Assn.	MAP 23-13
(NAME:) 1817 Rosebank Avenue	(NAME:) 236 - 4th Avenue, North	15D-50569
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37206	(STREET ADDRESS) Nashville, Tenn. 37219	PAR 167 MS
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ($14,000.00)

- - - - - - - - - - - - - - - - Fourteen Thousand & No/100 - - - - - - - - - - DOLLARS

of which the sum of $2,500.73 has been paid in Cash by James H. Nicholson and wife, Billie B. Nicholson, the Grantees hereinafter named, the Receipt of which is hereby Acknowledged, and for the remainder, the said Grantees hereby assume and agree to pay the sum of $11,499.27, said amount being secured by a Deed of Trust executed by Luster C. Williams and wife, Bobbie G. Williams, to T.I. Holman, Trustee, of record in Book 3239, Page 365, R.O.D.C., Tenn., to secure to the First Federal Savings and Loan Association of Nashville, the payment of one (1) note, dated May 29, 1961, in the original principal amount of $12,200.00, now reduced to $11,499.27, payable in monthly installments of $71.25 each, including principal and interest at the rate of 5-3/4% per annum, beginning July 1, 1961, balance May 1, 1991, the next payment being due August 1, 1965.

The Escrow Account now held by the First Federal Savings & Loan Assn. of Nashville is to be transferred to the Grantees without additional charge.

We, Henry F. O'Kelly and wife, Velma C. O'Kelly,

have bargained and sold, and by these presents do transfer and convey unto the said James H. Nicholson and wife, Billie B. Nicholson,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 9 on the Plan of Section I, Henderson Gardens, as of record in Book 2900, Page 75, Register's Office for said County.

SAID Lot No. 9 fronts 75 feet on the southerly side of Rosebank Avenue and runs back 130 feet on the easterly line and 137.9 feet on the westerly line to a dead line in the rear, on which it measures 76 feet.

BEING the same property conveyed to Henry F. O'Kelly and wife, Velma C. O'Kelly, by deed from Luster C. Williams and wife, Bobbie G. Williams, of record in Book 3613, Page 29, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the Restrictive Covenants of record in Book 3031, Page 604, Register's Office for Davidson County, Tennessee.

The Plan of record in Book 2900, Page 75, said Register's Office, shows an Owner's Certificate, a 30 foot minimum building setback line from Rosebank Avenue, and a 10 foot easement for public utility purposes along the southerly rear line of said lot.

This is unimproved ( ) improved (X) property, known as 1817 Rosebank Avenue, Nashville, Tennessee 37206
(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 James H. Nicholson and wife, Billie B. Nicholson their heirs and assigns, forever.

And We do covenant with the said James H. Nicholson and wife, Billie B. Nicholson, 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 as hereinabove stated and taxes for the year 1965, which have been ~~provided for in the settlement and~~ assumed by the Grantees.

And We, Henry F. O'Kelly and wife, Velma C. O'Kelly, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James H. Nicholson & wife, Billie B. Nicholson, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 21st day of July, 1965

Henry F. O'Kelly

Velma C. O'Kelly

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, R. C. Vardell, a Notary Public in and for said County and State, the within named Henry F. O'Kelly and Velma C. O'Kelly,

the bargainor S, with whom I am personally acquainted, and who acknowledged that they have executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 21st day of July, 1965

R. C. Vardell, Notary Public

Commission Expires February 7, 1968

STATE OF
County of

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at, this day of, 19

, Notary Public

Commission Expires

STATE OF TENNESSEE
Davidson County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared

and with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the

and respectively of the

the within named bargainor, a corporation, and that (he / they) as such

and , being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said

as such , and attesting the same by the said

as such

Witness my hand and official seal at office at on this the

day of , 19

My commission expires

Notary Public

STATE TAX $ 21.0
PROBATE 50
TOTAL $ 2150

JUL 22 1965

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

PAID JUL 22 1965

WARRANTY DEED

FROM

Henry F. O'Kelly & wife,

Velma C. O'Kelly

TO

James H. Nicholson & wife,

Billie B. Nicholson

Prepared By:
William F. Burton, Jr., Attorney
915 Stahlman Bldg.
Nashville, Tenn.

89863

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 22 12 09 PM '65

NOTE [illegible] 112 PAGE 96
RECORDING FEE $ 2.00
DEP. REG. M

Attorneys - TITLE COMPANY, INC. G-121460
[illegible]LLE, TENN.