This instrument prepared by John G. Doak, Atty., American Trust Building, Nashville, Tennessee

WARRANTY DEED

BOOK 3968 PAGE 841

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James David Nichols, et ux	First & Mid-South Mortgage Co.	Map 94-1
(NAME)	(NAME)	Par. 112.2
1105 Dew Street	410 Union Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100---------- ($10.00) ---------- *DOLLARS*

cash in hand paid by James David Nichols, and wife, Judy Sheron Nichols, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

G. F. Cranor, and wife, Nancy Cranor

have bargained and sold, and by these presents do transfer and convey unto the said James David Nichols, and wife, Judy Sheron 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. 4 on the N. H. Hobson's Subdivision, as of record in Book 3500, page 73, Register's Office for said County.

SAID Lot No. 4 fronts 46.75 feet on the northerly side of Dew Street, formerly Caldwell Street, and extends back between parallel lines 150 feet to an alley.

BEING part of the real property conveyed to G. F. Cranor, and wife Nancy Cranor, by deed from Henry McCluskey, and wife, of record in Book 1046, page 591, said Register's Office.

CONVEYANCE of this property is subject to a 30-foot building setback line from Dew Street and conditions of owner's certificate, as shown on plan of record in Book 3500, page 73, said Register's Office for Davidson County, the latter providing that no lot or lots as shown hereon shall again be subdivided, re-subdivided, altered or changed so as to produce less area than hereby established unless otherwise approved by the Metropolitan Planning Commission.

This is improved { } unimproved property, known as ..... (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 James David Nichols, and wife, Judy Sheron Nichols, their *heirs and assigns, forever.*

And we *do covenant with the said* James David Nichols, and wife, Judy Sheron 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.,* except for current taxes and as noted above.

And we, G. F. Cranor, and wife, Nancy Cranor *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 David Nichols, and wife, Judy Sheron Nichols, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 10th *day of* December, *1965, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

G. F. Cranor
G. F. CRANOR

Nancy Cranor
NANCY CRANOR

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, G. B. York, a Notary Public in and for said County and State, the within named G. F. Cranor, and wife, Nancy Cranor

the 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 14th day of December, 1965.

G B York, Notary Public.

Commission Expires April 16 - 1967.

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
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.....

8950

WARRANTY DEED

FROM

G. F. CRANOR, and wife, NANCY CRANOR

TO

JAMES DAVID NICHOLS, and wife, JUDY SHERON NICHOLS

STATE TAX $ 13.43
PROBATE .50
TOTAL $ 13.93

DEC 15 1965

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

PAID DEC 15 1965

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

10385

DEC 15 10 06 AM '65

NOTED: BOOK 113 PAGE 179
RECORDING FEE $ 1.50
DEP. REG.

DOCUMENTARY
UNITED STATES
INTERNAL REVENUE
3.30

DOCUMENTARY
UNITED STATES
INTERNAL REVENUE
3.30

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