This Deed was prepared by:
Roy A. Miles, Jr., Attorney
415 Nashville Trust Building
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 4000 PAGE 410

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara M. Nichols (NAME:)	Same (NAME:)	Map 87 Par. 47.4
New Hope Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	4D
Hermitage, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ONE THOUSAND THREE HUNDRED and NO/100ths ($1,300.00) - *DOLLARS*

cash in hand paid, the receipt of which is hereby acknowledged, we C. Robert Zeller and wife, Lois J. Zeller, the same persons also described in a prior deed as, ---------

---- C. Robert Zellar and wife, Lois J. Zellar,

have bargained and sold, and by these presents do transfer and convey unto the said Barbara M. Nichols, her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A tract of land in the 4th Civil District of said County, described according to a copy of a survey made by John M. Sullivan, Civil Engineer, dated August 30, 1963, revised September 27, 1963, as follows:

BEGINNING at a point in the center of New Hope Road at the northwest corner of the property being heretofore conveyed to Robert L. McCormick and wife, said point being north 4° 43' east 150 feet from the northwest corner of the property conveyed to James A. McCormick and wife, by deed of record in Book 3619, page 435, Register's office; thence leaving said Road and along Robert L. McCormick's northerly line, north 89° 13' east 362.30 feet to a point; thence north 1° 27' east 157 feet to a point; thence south 87° 08' west 355.15 feet to a point in the Center of an old road; thence with the center of the same, south 2° 30' east 143.7 feet to the point of beginning.

Being part of the property conveyed to V. G. McCormick, by deed from Mrs. Lillie P. McCormick, as of record in Book 2802, page 117, said Register's office.

Said above described property is conveyed subject to a driveway easement described as follows:

BEGINNING in the center of an old road as shown on above referred to survey at the northwest corner of the property hereinabove described; thence with the northerly line of said property, north 87° 08' east 40 feet to a point; thence south 2° 30' west 85 feet to a point; thence south 87° 08' west 40 feet to a point in the center of an old road; thence with the center of the same, north 2° 30' east 85 feet to the point of beginning.

This is { unimproved / improved } property, known as New Hope Road, Hermitage, 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 Barbara M. Nichols, her *heirs and assigns, forever.*

And we *do covenant with the said* Barbara M. Nichols *that* 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.*

We, C. Robert Zeller and wife, Lois J. Zeller, the same persons also described in a prior deed as --------

And -- C. Robert Zellar and wife, Lois J. Zellar

do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Barbara M. Nichols, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 3rd *day of* March, *19*66, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

C. Robert Zeller

Lois J. Zeller

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Pollut L. McCamish, a Notary Public in and for said County and State, the within named C. Robert Zellar and wife, Lois J. Zellar,

the bargainor, 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 3rd day of March, 1966

Pollut L. McCamish, Notary Public.

Commission Expires May 3, 1969

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.....

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STATE TAX $ 1.95
PROBATE
TOTAL $ 2.45 50

MAR 28 1966

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID MAR 28 1966



WARRANTY DEED

FROM

C. ROBERT ZELLAR and wife

LOIS J. ZELLAR

mail

TO

BARBARA M. NICHOLS

Near Hafer Rd

Hermitage Tenn

222234

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 28 2 20 PM '66

NOTED BOOK 4113 PAGE 218
RECORDING FEE $ 1.00
DEP. REG. C.

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

Roy A. Miles, Attorney at Law
415 Nashville Trust Building
Nashville, Tennessee 37201

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