Stamps $9.90 13.25 $8500

BOOK 4082 PAGE 881 2.00

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
N. S. Nichols	same	400 Forest Hills
(NAME:)	(NAME:)	11255 Oak Hill
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN & NO/100 ---------- .....

.....*DOLLARS*

cash in hand paid by N. S. Nichols and wife, Sara C. Nichols, and other good and valuable consideration, the receipt of all of which is hereby acknowledged;

ESTES-TAYLOR COMPANY, a Tennessee corporation,

Return: Estes-Taylor 2407 Blakemore Ave.

has XXX *have bargained and sold, and by these presents do transfer and convey unto the said* N. S. Nichols and wife, Sara C. Nichols, 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. 20 on the Plan of Hillmont Estates, Section 1, as of record in Book 3700, Page 100, Register's Office for said County.
Sai d Lot No. 20 fronts 185 feet on the westerly side of Dresden Circle and extends back 260 feet on the northerly line and 247 feet on the southerly line to a dead line, which is a broken line, measuring 289 feet thereon.
Being part of the real property conveyed to Estes-Taylor Company, a corporation, by deed from Paul D. Robinson and wife, of record in Book 3992, page 144, Register's Office for Davidson County Tennessee.

This conveyance is made subject to:
Easement and setback line and conditions of owners certificate as shown on Plan of record in Book 3700, page 100, R.O.D.C. Tennessee; and Restrictive covenants contained in instrument recorded in Book 4074, page 626, R.O.D.C. Tennessee

BOOK 4082 PAGE 882

This deed prepared by:
Goodpasture, Carpenter, Woods & Courtney
600 American Trust Building
Nashville, Tennessee

This is unimproved (X) improved ( ) 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 N. S. Nichols and wife, Sara C. Nichols their *heirs and assigns, forever.*

And Grantor does *covenant with the said* N. S. Nichols and wife, Sara C. Nichols *that* it is *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 1966

And Estes-Taylor Company, a corporation, does *further covenant and bind* itself, its successors *and representatives, to warrant and forever defend the title to the said land to the said* N. S. Nichols and wife, Sara C. Nichols, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness its *hand this* 16th *day of* November, *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.*

ATTEST:

Jean Arnold
Secretary

ESTES-TAYLOR COMPANY

By J. Frank Estes
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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, Jean Arnold, *a Notary Public of the State and County aforesaid, personally appeared* J. Frank Estes, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Estes-Taylor Company, *the within named bargainor, a corporation, and that* he *as such* President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President, the corporation having no corporate seal.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 16th *day of* November, *19* 66.

Mrs. Jean Arnold
Notary Public

Commission Expires MY COMMISSION EXPIRES MAY 3, 1969

NOTARY PUBLIC DAVIDSON COUNTY TENN. JEAN ARNOLD

BOOK 4082 PAGE 884

STATE TAX $ 1.75
PROBATE .50
TOTAL $ 1.25

DEC 5 1966

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

PAID DEC 5 - 1966

WARRANTY DEED

FROM

Estes-Taylor Company

TO

N. S. Nichols, Et Ux

53191

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 5 9 46 AM '66

NOTES BOOK 115 PAGE 425
RECORDING FEE $ 2.00
DEP. REG.



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