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This Instrument as ed By
DENNEY, LEFTWICH, LACKEY & CHERN
218 Third Avenue North
Nashville, Tennessee

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anne Riddle Nichols	same	Map. 132-14
(NAME:)	(NAME:)	Pac. 77
4621 Franklin Road		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	pw

For and in consideration of the sum of ($10.00)- -

-TEN & NO/100- **DOLLARS**

Cash in hand paid, the receipt of which is hereby acknowledged, and the love and affection I bear for my wife, Anne Riddle Nichols,

I, Robert C. Nichols, Sr.

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** ANNE RIDDLE NICHOLS, any interest that I may have in and to _____ HER _____ **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being Lot No. 6 on the unrecorded map of the Hermitage Stud Subdivision, of John Thompson Property, described according to survey made by W. B. Southgate, Surveyor, on April 19, 1932, as follows:

Beginning on the westerly margin of the Franklin Road at a point 444 feet north of the northerly margin of Robertson Academy Road; thence north 89° 05' west 638 feet 6 inches to the easterly line of the John Thompson Estate, said point being 454 feet northerly from said Robertson Academy Road; thence north 2° 15' east 200 feet; thence south 89° 05' east 638 feet 6 inches to the westerly margin of the Franklin Road; thence south 2° 15' west with same 200 feet to the beginning, containing 2.93 acres, more or less.

Being the same property conveyed to Robert C. Nichols, Sr. and wife, Anne Riddle Nichols, by deed from Robert C. Nichols, Sr., of record in Book 3429, page 83, Register's Office for said County.

This conveyance is made subject to restrictions contained in decree of the Chancery Court dated March, 1928, filed April 9, 1928, Minute Book 119, page 398, Rule No. 36049, Chancery Court at Nashville, and to any outstanding and valid liens.

This is unimproved ( ) improved (X) property, known as 4621 Franklin Road, 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 MY **hand this** 30 **day of** December, 19 66

_____ x Robert C. Nichols Sr.

_____ _____

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Roy B. Brooks, Jr., a Notary Public in and for said County and State, the within named Robert C. Nichols, Sr.

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30 day of Dec., 1966.

Commission expires Feb. 26, 1968

Roy B. Brooks, Jr.
Notary Public

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

WARRANTY DEED

FROM
ROBERT C. NICHOLS, SR.

TO
ANNE RIDDLE NICHOLS

56217

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 5 2 03 PM '67

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RECORDING FEE $ 2.00
DEP. REG. C

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

Mail to: J. W. Wood
21st Floor, X & C Tower
Nash. 37219

STATE TAX $ 2400
PROBATE .50
TOTAL $ 2450

PAID JAN 5 - 1967
R. E. WORRELL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

JAN 5 1967