This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED

TTC 194831

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 81-12 Par. 187	Mr/Mrs. W. L. Hicks same as below	New owners BOOK 4104 PAGE 102
FIELD BOOK NUMBER(S) W2-21650	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 1525 - 12th Ave., No.	LOAN OR ACCOUNT NO. PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

STATE TAX $ 1.35
PROBATE .50
TOTAL $ 1.85

FEB 20 1967

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

PAID FEB 20 1967

WILLIAM H. NICHOLS and wife, EMOGENE NICHOLS, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto W. L. HICKS and wife, BERNICE HICKS,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of what is known as the Scott Five Acre Tract in North Nashville, being that part of Lot C, not included in Florence Street, on the plan of part of said Five Acre Tract, as shown of record in Minute Book Q, page 60, County Court Clerk's Office for said County, described as follows:

Beginning on the westerly margin of 12th Avenue, North, formerly Florence Street, the corner of Lots C, and 7 on said plan; thence with the westerly margin of said Avenue, northerly 50 feet; thence at right angles, westerly 154 feet, more or less, to the easterly margin of an alley; thence with the easterly margin of said alley, southerly 50 feet to the corner of Lots C, and 7; thence easterly with the line between said lots, 154 feet more or less to the beginning.

Being the same property conveyed to William H. Nichols and wife, Emogene Nichols, by deed from Preston Thompson, as of record in Book 1556, page 490.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for the 1967 Taxes, which have been prorated and assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 17th day of February, 1967.

Emogene Nichols
Emogene Nichols

William H. Nichols
William H. Nichols

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4104 PAGE 103

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named William H. Nichols and wife, Emogene, 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, the 17th day of February, 1967.

Reau E. Folk, Jr.
Notary Public

My Commission expires: July 26, 1970

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____, the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

File: Reau Folk

WARRANTY DEED
REF:hcb

FROM
WILLIAM H. NICHOLS and wife

TO
W. L. HICKS and wife

61267

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 20 12 23 PM '67

NOTED: BOOK 115 PAGE 792
RECORDING FEE $ 2.00
DEP. REG. m

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File; Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public