WARRANTY DEED

BOOK 4110 PAGE 469

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry W. Hunter	Emigrant Industrial Savings Bank	
(NAME)	(NAME)	Map 25-7
307 Rosehill Court	51 Chambers Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pac. 15
Goodlettsville, Tennessee	New York, New York 10008	PW
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of $10.00

Ten and no/100 ---------- *DOLLARS*

cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations included and Grantees assume and agree to pay the unpaid balance of the Deed of Trust executed by George Alph Nichols and wife, Nell E. Nichols to Percy Wilkins, Jr., Trustee, dated April 3, 1964, filed April 10, 1964 and recorded in Book 3737, page 63, Register's Office for Davidson County, Tennessee, to secure the original amount of $13,850.00 which has an unpaid balance which is known by Grantees. Grantors herein expressly convey to Grantees all their right, title and interest in escrow account heretofore developed and paid in and further transfer insurance policy which is in full force and effect to Grantees.

We, George Alph Nichols and wife, Nell E. Nichols

have bargained and sold, and by these presents do transfer and convey unto the said Larry W. Hunter and wife, Mary Steve Hunter, 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. 82 on the Plan of Ranchwood Estates, Section Three, as of record in Book 3300, page 59, Register's Office for said County, described as follows:

Beginning at a point in the north margin of Rosehill Drive, at the corner of Lots 82 and 83; thence westerly with said Drive, 140.41 feet to a monument; thence around a curve in a northwesterly direction 38.25 feet to a monument in the easterly margin of Barber Drive; thence with the margin of the same, northerly 219.64 feet to a monument; thence easterly 203.10 feet to the rear corner of Lots 82 and 83; thence south with the line between said Lots, 231.07 feet to the point of beginning.

Being the same real property conveyed to George Alph Nichols and wife, Nell E. Nichols, by deed from Philip N. Brownstein, of Washington, D. C., as Federal Housing Commissioner, of record in Book 3707, page 569, said Register's Office.

This property is conveyed subject to restrictive covenants and easements all of record.

1967 Taxes will be assumed by the Grantees herein.

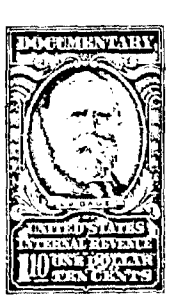
This instrument prepared by
JOHNSON & EDWARDS
ATTORNEYS AT LAW
303 3rd AVENUE, NORTH
NASHVILLE, TENNESSEE 37201

unimproved ( )
This is 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 Larry W. Hunter and wife, Mary Steve Hunter, their *heirs and assigns, forever.*

And we *do covenant with the said* Larry W. Hunter and wife, Mary Steve Hunter *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.*

And we, George Alph Nichols and wife, Nell E. Nichols *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Larry W. Hunter and wife, Mary Steve Hunter, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hand* s *this* 10 *day of* March, *19* 67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*





George Alph Nichols

Nell E. Nichols

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George Alph Nichols and wife, Nell E. Nichols

the bargainors, 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 Goodlettsville, Tennessee, this 10th day of March, 19 67.

Notary Public

Commission Expires 12-6-70

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.

BOOK 4110 PAGE 472

15,000 —

WARRANTY DEED

FROM

George Alph Nichols and wife,
Nell E. Nichols

TO

Larry W. Hunter and wife,
Mary Steve Hunter

63711

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

MAR 13 9 09 AM '67

NOTE: BOOK 116 PAGE 53
RECORDING FEE $ 2.00
DEP. REG. ———

Mail To: JOHNSON & EDWARDS
303 3rd Ave., No.
Nashville, Tenn. 37201

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

PAID MAR 13 1967
R. E. LYORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

MAR 13 1967

STATE TAX $ 1.50
PROBATE
TOTAL $ 1.50

LBH:DO
2/21/67

Prepared by:
Lewis B. Hollabaugh
Attorney
4th Floor American Trust
Bldg., Nashville, Tenn.

BOOK 4110 PAGE 473

MECHANICS' AND FURNISHERS' LIEN

TO: Harold Seligman
Old Hickory Boulevard
Brentwood, Tennessee

Mrs. Taya Greenberg Seligman
Old Hickory Boulevard
Brentwood, Tennessee

LIEN CLAIM BY: Buddy Allen Floor Covering Company, Inc.
Merry Oaks Shopping Center
Donelson, Tennessee

WHEREAS, Harold Seligman of Old Hickory Boulevard, Brentwood, Tennessee, contracted with Buddy Allen Floor Covering Company, Inc. to make certain improvements on real estate belonging to Harold Seligman and Wife, Taya Greenberg Seligman, described as follows:

> A tract of land in the 7th, formerly 11th, Civil District of Davidson County, Tennessee, being Lots No. 6, 7, the west part of Lots No. 5 and 8, the westerly part of a tract of 30.87 acres and parts of Hooper Street and a 15' alley, all shown on the Plan of Roser Heights Subdivision at Brentwood, Tennessee, of record in Book 332, Page 146, Register's Office for said County described as follows:
>
> Beginning at a point in the northerly margin of Old Hickory Boulevard, the southwest corner of Lot No. 6 and the southeast corner of the land belonging to Hill, thence along Hill's easterly line and the westerly line of Lots No. 6 and 7 and the 30.87 acre tract north one degree, east 2121.7', more or less, to a stone in the south line of the land belonging to Sudekum; thence with Sudekum's southerly line south 87 1/2 degrees east 210', thence south one degree, west 2121.7', more or less, to the north line of the Old Hickory Boulevard, thence with the margin of the same north 89 degrees, west 210' to the beginning.
>
> Being the same property conveyed to Harold Seligman and Wife of record in Book 2240, Page 090, Register's Office of Davidson County, Tennessee.

WHEREAS, Buddy Allen Floor Covering Company, Inc., the lien claimant, furnished labor and materials which were used and went into improvements on the above described real estate on which there remains due, owing and unpaid to Buddy Allen Floor Covering Company, Inc. the sum of Six Hundred Fifty Six and 95/100 ($656.95) Dollars.

WHEREAS, due notice by Registered Mail has been given as provided by the laws of the State of Tennessee within the time therein provided.

NOW, THEREFORE, Buddy Allen Floor Covering Company, Inc., does hereby claim and give notice of a lien on real estate above described belonging to Harold Seligman and Wife, Taya Greenberg Seligman, under the Mechanics' and Furnishers' Lien Laws of the State of Tennessee in the sum of Six Hundred Fifty Six and 95/100 ($656.95) Dollars.

IN WITNESS WHEREOF, Buddy Allen Floor Covering Company, Inc., a corporation, by its duly authorized officer, J. Gary Allen, has executed this Lien Notice and Claim this 27 day of February, 1967, at Nashville, Davidson County, Tennessee.

BUDDY ALLEN FLOOR COVERING COMPANY, INC.

BY: J. Gary Allen

TITLE: Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Ruth P. Smith, a Notary Public within and for the State and County aforesaid, personally appeared J. Gary Allen, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Secretary of the Buddy Allen Floor Covering Company, Inc. in Nashville, and the within named bargainor, a corporation, and that he as such Secretary being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said J. Gary Allen, as such Secretary.

Witness my hand and official seal at office at Nashville, Tennessee.

Ruth P. Smith
Notary Public

My Commission Expires:

My Commission Expires Nov. 8, 1969

My Commission Expires Nov. 8, 1969

BOOK 4110 PAGE 475

63712

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 13 9 18 AM '87

NOTED BOOK 116 PAGE 53
RECORDING FEE $ 1.50
DEP. REG. ----------