WARRANTY DEED — ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harry G. Nichol, Jr. (NAME:)	Guaranty Mortgage Company (NAME:)	Map 160-8
505 Baxter Lane (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	Parcel 8
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100---------- ----------($10.00)----------DOLLARS cash in hand paid by Harry G. Nichol, Jr. and wife, Patricia A. Nichol, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Robert C. Tice, Jr. and wife, Juanita R. Tice,

.....have bargained and sold, and by these presents do transfer and convey unto the said Harry G. Nichol, Jr. and wife, Patricia A. Nichol, 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. 23 on the plan of Broadwell Acres, of record in Book 2663, Page 118, Register's Office for said County.

Said Lot No. 23 fronts 122 feet on the southerly side of Baxter Lane, as Measured around a slight curve, and runs back 227 feet on the easterly line and 339.9 feet on the westerly line, to a dead line in the rear on which it measures 223.7 feet.

Being the same property conveyed to Robert C. Tice, Jr. and wife, Juanita R. Tice, by deed from John E. Burris, Jr. and wife, Eloise S. Burris, of record in Book 3899, Page 546, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above-described property.

The 1967 taxes have been prorated and are assumed by the purchasers.

This is unimproved ( ) improved (X) property, known as 505 Baxter Lane, (House Number) (Street) Nashville, Tennessee 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 Harry G. Nichol, Jr. and wife, Patricia A. Nichol, their heirs and assigns, forever.

And we do covenant with the said Harry G. Nichol, Jr. and wife, Patricia A. Nichol, 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., except for 1967 taxes which have been prorated, and deed of trust from Robert C. Tice, Jr. and wife, Juanita R. Tice, to Herschel Greer, Trustee, dated June 4, 1965, of record in Book 3899, Page 547, Register's Office for Davidson County, Tennessee, to secure a note executed by Robert C. Tice, Jr. and wife, Juanita R. Tice, with a balance due of $18,692.42, which purchasers assume.

And Robert C. Tice, Jr. and wife, Juanita R. Tice, do further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Harry G. Nichol, Jr. and wife, Patricia A. Nichol, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 12th day of May, 1967

Robert C. Tice Jr.

Juanita R. Tice

STATE OF TENNESSEE
Davidson County.

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 Tennessee
County of Davidson

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Robert C. Tice Jr. & Juanita R. Tice

_____

_____

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 Nashville Tennessee, this 12 day of May, 1967

_____, Notary Public

Commission Expires July 22 1967

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

BOOK 4131 PAGE 156

WARRANTY DEED

FROM

ROBERT C. TICE, JR. ET UX

TO

HARRY G. NICHOL, JR. ET UX

71636

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 15 9 25 AM '67

NOTED: BOOK 116 PAGE 410

RECORDING FEE $ 3.00

DEP. REG. .25

STATE TAX $ 38.63
PROBATE .50
TOTAL $ 39.13

MAY 15 1967

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

PAID MAY 15 1967

Attorneys TITLE COMPANY, INC.
NASHVILLE, TENN.

This instrument prepared by,
Harry G. Nichol, Jr., Attorney