This instrument was prepared by CLYDE P. HOLLAND, Attorney, Firm of WARFIELD, ENTREKIN & JONES, American Trust Building, Nashville, Tennessee.

# WARRANTY DEED

BOOK 4160 PAGE 556

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| MARVIN A. NIKOLAUS, Et Ux | Fidelity Federal Savings & Loan Assn. | Map. 131-4 |
| (NAME:) | (NAME:) | |
| 1035 Woodvale Drive | 401 Union Street | Par. 156 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee | Nashville, Tennessee | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of* ----------TEN AND NO/100----------

----------($10.00)----------*DOLLARS*

cash in hand paid by MARVIN A. NIKOLAUS, and wife, DORIS J. NIKOLAUS, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

GORDAN H. BRILEY and wife, HAYSEL CANNON BRILEY,

*have bargained and sold, and by these presents do transfer and convey unto the said* Marvin A. Nikolaus, and wife, Doris J. Nikolaus, their

*heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

BEING the east one-half of Lot No. 13 and all of Lot No. 14 of Block 20 on the Map of College Park, as of record in Book 843, page 29, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 13 and Lot No. 14 front together 90 feet on the southerly side of Woodvale Drive and extends back between parallel lines 165 feet, more or less, to a dead line.

BEING the same real property conveyed to Gordan H. Briley and wife, Haysel Cannon Briley by deed from Alice Steele Bartlett, of record in Book 3403, page 395, said Register's Office.

Conveyance of this property is made subject to restrictive covenants contained in deed from Oscar F. Noel, et al, Trustees, to Douglas T. Wells and wife, dated May 31, 1943, filed May 31, 1943, and recorded in Book 1035, page 481, Register's Office for Davidson County, Tennessee.

unimproved ( ) This is improved ( ) property, known as 1035 Woodvale Drive (House Number) (Street) Nashville 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* Marvin A. Nikolaus and wife, Doris J. Nikolaus, their *heirs and assigns, forever.*

*And* we *do covenant with the said* Marvin A. Nikolaus and wife, Doris J. Nikolaus *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 current taxes and as noted above.

*And* we, Gordan H. Briley and wife, Haysel Cannon Briley, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Marvin A. Nikolaus and wife, Doris J. Nikolaus, their *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* our *hand* s *this* 10 th *day of* August, 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.*

Gordan H. Briley
GORDAN H. BRILEY

Haysel Cannon Briley
HAYSEL CANNON BRILEY

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, John A. Hewatt, a Notary Public in and for said County and State, Gordan H. Briley and wife, Haysel Cannon Briley

the within named 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 10th day of August, 1967

John A. Hewatt
Notary Public

Commission expires 5-5-70

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 _____

STATE TAX $ 26.25
PROBATE .50
TOTAL $ 26.75

AUG 10 1967
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID AUG 10 1967
ET

L17,585 ($17,500.00)

WARRANTY DEED

FROM
Gordan H. Briley and wife,
Haysel Cannon Briley

TO
Marvin A. Nikolaus, and wife,
Doris J. Nikolaus

83517

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 10 2 41 PM '67
NOTE BOOK 117 PAGE 103
RECORDING FEE $ 3.00
DEP. REG. .25