WARRANTY DEED

BOOK 4163 PAGE 68

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Lee Little, Et Ux	First Federal Savings & Loan Assn.	Map 82-16
(NAME) 625 Shelby Avenue	(NAME) 236 - 4th Avenue, North	Par. 18W-6645
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37206	(STREET ADDRESS) Nashville, Tenn. 37219	Par. 386 PW
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ($11,900.00)

- - - - - - - - - - - - Eleven Thousand, Nine Hundred & No/100 - - - - - - - - *DOLLARS*

of which the sum of $2,385.30 has been paid in cash by the Grantees hereinafter named, the Receipt of which is hereby Acknowledged, and for the remainder in the sum of $9,514.70, said Grantees hereby assume and agree to pay the unpaid balances of two notes described below the legal description of the property. *(See Below)

We, James B.Hicks and wife, Eleanor C. Hicks,

have bargained and sold, and by these presents do transfer and convey unto the said John Lee Little and wife, Amelia N. Little,

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

Being Lot No. 92 on the Plan of Williams' First Addition to Edgefield, now East Nashville, of record in Book 21, Page 45, Register's Office for said County.

Said Lot No. 92 fronts 50 feet on the northerly side of Shelby Avenue and runs back between parallel lines 175 feet to an alley.

Being the same real property conveyed to James B. Hicks and wife, Eleanor C. Hicks, by deed from Grace M. Smith, of record in Book 3903, Page 49, said Register's Office.

*(Continued from Above) Note #1: Deed of Trust Note in the original principal sum of $7,000.00, now reduced to $6,334.48, dated June 16, 1965, payable to First Fed. Sav. & Loan Assn. of Nashville, secured by Deed of Trust from James B. Hicks, Et Ux, to Louis R. Linx,Tr., of record in Book 3903, Page 50, R.O.D.C., Tenn.

Note #2: Deed of Trust Note in the original principal sum of $3,500.00, now reduced to $3,180.22, dated June 16, 1965, payable to Grace M. Smith, secured by Deed of Trust from James B. Hicks, Et Ux, to Richard Dance, Trustee, of record in Book 3903, Page 54, R.O.D.C., Tenn.

This is unimproved ( ) improved (X) property, known as 717 Shelby Avenue, Nashville, Tenn. 37206
(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 John Lee Little and wife, Amelia N. Little,

their *heirs and assigns, forever.*

And We *do covenant with the said* John Lee Little and wife, Amelia N. Little,

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 as hereinabove stated and Taxes for 1967, a lien, but not yet due and payable.

And We, James B. Hicks and wife, Eleanor C.Hicks,

do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* John Lee Little and wife, Amelia N. Little, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 10th *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.*

James B. Hicks

Eleanor C. Hicks

BOOK 4161 PAGE 69

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, L. O. Hardaway, a Notary Public in and for said County and State, James B. Hicks and wife, Eleanor C. Hicks, the within named bargainorS, with whom I am personally acquainted, and who acknowledged that they have executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 11th day of August, 19 67.

L. O. Hardaway
Notary Public

Commission expires October 25, 1967

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 $ 17.85
PROBATE .50
TOTAL $ 18.35

AUG 11 1967
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID AUG 11 1967

WARRANTY DEED
FROM
James B. Hicks, Et Ux
TO
John Lee Little, Et Ux

Deed Prepared By:
David C. Rutherford, Atty.
306 Nashville Bank & Trust Bldg.
Nashville, Tenn.

83768

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 11 3 49 PM '67
NOTED: BOOK 17 PAGE
RECORDING FEE $ 3.00
DEP. REG. m

TITLE ... CE COMPANY
... ing
... ion
... 3SEE
G-195251
CHAR ... NASP

C