WARRANTY DEED

ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Josh Nichols (NAME:)	Josh Nichols (NAME:)	Map 81-16
1640 Arthur Avenue (STREET ADDRESS OR ROUTE NUMBER)	1736 Arthur Avenue (STREET ADDRESS)	Par. 163
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of Ten and 00/100 ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged - - - - - - - - - - - **DOLLARS** and the assumption of the unpaid balance of an original note for $7,800.00, secured by an Installment Deed of record in Book 3941, page 434, Register's Office for Davidson County, Tennessee.

This instrument was prepared By W. L. BAINBRIDGE, III 119 Union St. Nash.

We, Oliver Orr, Jr., and wife, Clara Mai Orr ——— **have bargained and sold, and by these presents do transfer and convey unto the said** Josh Nichols and wife, Aline Nichols **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. 311 on the Map of McGavock, Wetmore and Others' First Addition to Nashville, called the Town of McGavock, as of record in Book 21, page 23, Register's Office for said County.

Said Lot 311 fronts 50 feet on the easterly side of Arthur Avenue, formerly Wetmore Avenue, and runs back between parallel lines along the south margin of Jane Street 150 feet to an alley.

Being the same property conveyed to Oliver Orr, Jr., and wife, Clara Mai Orr, by deed from W. L. Bainbridge Company, as of record in Book 3941, page 434, Register's Office for Davidson County, Tennessee.

This is ~~unimproved~~ improved property, known as 1640 Arthur Avenue (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 Josh Nichols and wife, Aline Nichols **their heirs and assigns, forever.**

And we **do covenant with the said** Josh Nichols and wife, Aline Nichols **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 noted above.

And we, Oliver Orr, Jr. and wife, Clara Mai Orr **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Josh Nichols and wife, Aline Nichols **their heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 17th **day of** November, 1967

Oliver Orr Jr.

Clara Mai Orr

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Evelyn Strasser, a Notary Public in and for said County and State, the within named Oliver Orr, Jr., and wife, Clara Mai Orr

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 Nashville, Tennessee, this 17th day of November 19 67

Commission expires January 29, 1969

Evelyn Strasser
Notary Public.

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

WARRANTY DEED

FROM

OLIVER ORR, JR., AND WIFE,

CLARA MAI ORR

TO

JOSH NICHOLS AND WIFE,

ALINE NICHOLS

96571

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

Nov 17 1 09 PM '67

NOTE BOOK 112 PAGE 697

RECORDING FEE $ 3.00

DEP. REG. m

W.L. BAINBRIDGE CO.
REAL ESTATE
LIFE AND CASUALTY TOWER
NASHVILLE, TENNESSEE

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DOCUMENTARY
55 CENTS 55

STATE TAX $ 1.65
PROBATE .50
TOTAL $ 2.15

NOV 17 1967

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

FILED NOV 17 1967