TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Mr. & Mrs. William Oakley Nichols, (NAME)	Guaranty Mortgage Company, (NAME)	12D-43815
149 Oak Park Drive, (STREET ADDRESS OR ROUTE NUMBER)	316 Union St., (STREET ADDRESS)	Map 60-3-84
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. (CITY) (ZONE) (STATE)	BOOK 4220 PAGE 910

This instrument prepared by James M. Fischer, Jr., Oak Valley Drive, Nashville, Tenn.

For and in consideration of the sum of Ten and No/100 - ($10.00) - - - - - - - - - - - - - - - - DOLLARS cash in hand paid by William Oakley Nichols and wife, Jo Ann Nichols

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, Oak Park Developers, Inc., a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

hereinafter referred to as the GRANTOR has bargained and sold, and by these presents does transfer and convey unto the said GRANTEES, 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. 107 on the Plan of Oak Park Subdivision, Section One, as of record in Book 3600, page 84, Register's Office for said County. Said Lot No. 107 fronts 116.0 feet on the northerly side of Oak Park Drive and extends back 147.23 feet on the easterly line and 102.97 feet on the westerly line to a dead line in the rear, measuring 89.22 feet thereon.
Being part of the same property conveyed to Oak Park Developers, Inc., by deed from E. J. Moran, Trustee, of record in Book 4163, page 760, Register's Office for Davidson County, Tennessee.

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

The 1968 taxes have been prorated and are hereby assumed by the purchasers.

This is ~~unimproved~~ improved (X) property, known as 149 Oak Park (House Number) Drive, (Street) Nashville, Tenn. (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 GRANTEES, their heirs and assigns, forever. And it does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized officers on this the 14th day of March, 1968.

OAK PARK DEVELOPERS, INC.,

Attest: ______

By: [signature]
James M. Fischer, Jr., Vice-President

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, A. M. Tenison, a Notary Public within and for the State and County aforesaid, personally appeared James M. Fischer, Jr., ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ with whom I am personally acquainted and who upon (his oath) ~~XXXXXXXXXXX~~ acknowledged (himself) ~~XXXXXXX~~ to be the Vice-President ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ of the Oak Park Developers, Inc. the within named bargainor, a corporation, and that (he) ~~XXX~~ as such Vice-President ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said James M. Fischer, Jr. as such Vice-President ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

Witness my hand and official seal at office at Nashville, Tennessee on this the 14th day of March, 1968.

My commission expires February 16, 1969

[signature]
Notary Public.

TENNESSEE TITLE COMPANY

Corporate Warranty Deed

FROM
OAK PARK DEVELOPERS, INC.
To
WILLIAM OAKLEY NICHOLS, ET UX

REGISTER STAMP BELOW

20,950.00

14th March 68
A.M.Tenison, Notary Public
My Commission Expires: Feb. 16, 1969

PUT REVENUE STAMPS HERE:

GUARANTY MORTGAGE CO. OF NASHVILLE

PUT COUNTY COURT CLERK'S STAMP HERE:

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
FORM NO. 1005 - HESSEY

BOOK 4220 PAGE 911

STATE TAX $ 54.34
PROBATE .50
TOTAL $ 54.84

MAR 20 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 20 3 13 PM '68
BOOK 118 PAGE 451
RECORDING FEE $ 3.00
DEP. REG. R