FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $8,500.00

Nelson Hicks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April, 1968.

Percy Wilkins
Notary Public

MY COMMISSION EXPIRES: 1-13-69

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Percy Wilkins, Jr., Attorney 633 Stahlman Building, Nashville, Tennessee, from information furnished by the parties.
(NAME) (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nelson Hicks (NAME)	United Mortgagee Servicing Corp (NAME)	Map 90 8
637 James Avenue (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Par 106
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	8DA 25175 H.O.

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOHN BRITTON SINKS AND WIFE, LYNDA ALLEN SINKS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NELSON HICKS AND WIFE, JOYCE M. HICKS

HEREINAFTER CALLED THE 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. 24 on the Plan of the Re-Subdivision of West Nashville Annex, as of record in Book 332, page 24, Register's Office for Davidson County, Tennessee.

SAID Lot No. 24 fronts 50 feet on the northwest side of James Avenue and extends back between lines, 229.3 feet on the southwest side and 230 feet, more or less, on the northeast side, to an alley, measuring 50 feet thereon.

BEING the same property conveyed to John Britton Sinks and wife, Lynda Allen Sinks by deed from William Lee Earls and wife, Mary Carolyn Earls of record in Book 3841, page 628, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in the Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said grantees.

The undersigned Linda Allen Sinks and Lynda Allen Sinks are one and the same person.

This is { unimproved } / { improved } property, known as 637 James Avenue, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 26th day of April, 1968

John Britton Sinks
John Britton Sinks

Linda Allen Sinks
Linda Allen Sinks

STATE OF TENNESSEE
Davidson County

BOOK 4232 PAGE 446

Personally appeared before me, Percy Wilkins, Jr., a Notary Public in and for said County and State, the within named John Britton Sinks and wife, Linda Allen Sinks

the 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 26th day of April 1968

Commission expires 1/13/69

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 (their several oaths) (his oath) (themselves) (himself) acknowledged to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) 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

JOHN BRITTON SINKS ET UX

TO

NELSON HICKS ET UX

14964

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 3 9 03 AM '68
NOTE: BOOK 118 PAGE 683
RECORDING FEE $ .50
DEP. REG. _____

Attorneys Title Company
Title Guaranteed

NASHVILLE, TENN.

PERCY WILKINS JR.
ATTORNEY-AT-LAW
633 STAHLMAN BUILDING
NASHVILLE, TENN. 37201

Row 1
Box 8

STATE TAX $ 22.10
PROBATE .50
TOTAL $ 22.60

MAY 3 1968

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