WARRANTY DEED

BOOK 4328 PAGE 861

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
William C. Nicholson (NAME)	United Mortgagee Servicing Corp. (NAME)	4D 67671
5012 Bonnavista Street (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Map 74-12
Hermitage, Tennessee (CITY) (P. O. ZONE) (STATE)	Virginia Beach, Virginia (CITY) (ZONE) (STATE)	Par 133

FOR AND IN CONSIDERATION of the sum of Ten ----------and 00/100 ---------

---------- *Dollars,* and other consideration paid by the grantees herein, and in further consideration of the assumption of, and agreed by the grantees to pay, the principal balance now due, plus future interest, on a certain note, dated February 19, 1965 in the original principal sum of $13,500.00, to secure United Mortgagee Servicing Corporation, with interest as set forth in said note in monthly installments of $70.34, said note being secured by a Deed of Trust executed by Gene O. Walker and wife, Faye C. Walker and Rowena L. Walker, a widow, to Percy Wilkins, Jr., Trustee, as of record in Book 3863, page 693, Register's Office for Davidson County, Tennessee, we Gene O. Walker and wife Faye C. Walker and Rowena L. Walker, a widow

have this day bargained and sold, and do hereby transfer and convey unto the said

William C. Nicholson and wife Elizabeth F. Nicholson, grantees herein

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 525 on the Map of Hermitage Hills Subdivision, Section V, as of record in Book 3300, pages 1 and 2, Register's Office for said County.

Said lot fronts 74.89 feet on the northerly side of Bonnavista Drive and runs back 152.5 feet on the west line and 143.24 feet on the east line, to a dead line in the rear on which it measures 78.1 feet.

Being the same property conveyed to Gene O. Walker and wife, Faye C. Walker and Rowena L. Walker, a widow, as of record in Book 3863, page 692, Register's Office, said deed being from F. E. Stratton, Jr., and wife.

This conveyance is made subject to restrictions of record in Book 3222, page 154.

Possession of premises to be given to grantees not later than June 6, 1969.

This instrument prepared by: Vincent E. Wehby, Attorney at Law
Third National Bank Building
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 19,000.00

Subscribed and sworn to before me, this the 28th day of April 19 69

My commission expires: 7-26-70 (Affix Seal)

Affiant Gene O Walker

Notary Public Vincent E. Wehby

This is unimproved ( ) improved (X) property, known as 5012 (House Number) Bonnavista Street (Street), Hermitage (P. O. Address:), Tennessee (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

William C. Nicholson and wife Elizabeth F. Nicholson, grantees herein,

their *(successors),*

heirs and assigns forever. we *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as hereinabove stated.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* William C. Nicholson and wife Elizabeth F. Nicholson grantees herein, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 28th *day of* April, 1969, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Gene O Walker

Faye C. Walker

Rowena L Walker

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Vincent E. Wehby, *a Notary Public in and for said County and State,* Gene O. Walker and wife, Faye C. Walker and Rowena L. Walker, a widow

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 23rd *day of* April, *19* 69

Vincent E. Wehby *Notary Public*

Commission expires 7-26-70

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 .....

APR28 69	CONV	19,000.00				
APR28 69	S'TAX		A*	49.40		
APR28 69	PR'FEE		A*	.50		
APR28 69	W'DEED		A*	3.00	*	52.90

WARRANTY DEED

FROM

Gene O. Walker, et. et al

TO

William C. Nicholson, et ux

217 Dodge Dr. Hendersonville Tenn 37211

A 38703

IDENTIF. REFERENCE

APR 28 2 43 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE