BOOK 4335 PAGE 431

This instrument prepared by:
Hussey & Horkins, Inc.
Plaza Prof. Building
Madison, Tennessee 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Estes F. Nichols, et al (NAME)	Peoples Bond & Mortgage Co. (NAME)	Map 33-14
447 Janette Avenue (STREET ADDRESS OR ROUTE NUMBER)	1426 Walnut Street (STREET ADDRESS)	Par. 140
Goodlettsville, Tennessee (CITY) (P. O. ZONE) (STATE)	Philadelphia, Penn. (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------Ten and no/100----------
---------- $10.00---------- Dollars,
Cash in hand paid by Estes F. Nichols, et al and other good and valuable considerations the receipt of which is hereby acknowledged including the assumption by the said Estes F. Nichols, et al of the balance owing on an indebtedness secured by deed of trust of record in Book 4243, page 477, Register's Office for Davidson County, Tennessee executed by Eugene W. Powell, et ux to L. M. Nelson, Trustee in the original principal amount of $15,100.00 on the 14th day of June, 1968.

We, George W. Hussey and wife, Retha F. Hussey

have this day bargained and sold, and do hereby transfer and convey unto the said Estes F. Nichols and Gloria D. Collier, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot no. 74 on the Plan of Section I, Gateway Subdivision as of record in Book 3300, pages 39 and 40, Register's Office for Davidson County, Tennessee.

Said Lot No. 74 fronts 75 feet on the southerly side of Janette Avenue and extends back 176.82 feet more or less on the easterly line and 172.07 feet more or less on the westerly line to the margin of Dry Creek on which it measures 75 feet more or less.

Being the same property conveyed to George W. Hussey and wife, Retha F. Hussey by deed from Eugene W. Powell and wife, Peggy A. Powell as of record in Book 4329, page 559, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $17,452.20

Subscribed and sworn to before me, this the 14th day of May, A9 69

Affiant

My commission expires: Nov. 20, 1972 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 447 Janette Avenue, Goodlettsville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Estes F. Nichols and Gloria D. Collier, 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Estes F. Nichols and Gloria D. Collier, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 14th day of May, 19 69, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

George W. Hussey

Retha F. Hussey

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Maxwell G. Horkins, Jr. *a Notary Public in and for said County and State,* George W. Hussey and wife, Retha F. Hussey

the within named bargainor S, *with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee this* 14th *day of* May, 1969

Maxwell G. Horkins *Notary Public*

Commission expires Nov. 20, 1972

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 .....

WARRANTY DEED

FROM

George W. Hussey et ux

TO

Estes F. Nichols et al

A 4 1 6 3 0

IDENTIF. REFERENCE

MAY 23 10 07 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY 23 69	CONV	17,452.20				
MAY 23 69	S'TAX		A*	45.50		
MAY 23 69	PR'FEE		A*	.50		
MAY 23 69	W'DEED		A*	3.00	*	49.00

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

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

Retha F. Hussey
420 Plaza Blvd