WARRANTY DEED

BOOK 4398 PAGE 47

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Terry Wayne Nickins et ux.	Same	Map. 61-10
(NAME) 3844 Hutson Avenue	(NAME)	Par. 20
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37216	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- (\$10.00) ---------- *Dollars,*

cash in hand paid by Terry Wayne Nickins and wife, Carolyn Nickins, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Albert J. Piper and wife, Ocia Piper, and George W. Nickins and wife, Melvin Tate Nickins,

have this day bargained and sold, and do hereby transfer and convey unto the said Terry Wayne Nickins and wife, Carolyn Nickins, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being part of lot 234 on the Map of Maplewood Heights, Second Subdivision, as of record in book 547, pages 103 and 104, Register's Office for said County, described as follows:

Beginning at the northeast corner of lot 234 being the common corner of lots 234 and 233: thence with the line between lots 234 and 233, 300 feet to a point; thence along the rear line of lot 234 in a southerly direction 50 feet to a point; thence easterly along a line parallel to the line between lots Nos. 233 and 234, 300 feet to the westerly margin of Hutson Avenue; thence along the westerly margin of Hutson Avenue 50 feet, more or less, to the point of beginning.

Being part of the property conveyed to Albert J. Piper and wife, Ocia Piper by deed from Lawrence J. Patton and wife, of record in book 2992, page 12, and all of the property conveyed to George W. Nickins and wife, Melvin Tate Nickins, by deed from Albert J. Piper and wife, of record in book 3874, page 235, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is \$ 700.00

Subscribed and sworn to before me, this the 16 day of Feb 19 70

Affiant Terry W. Nickins

My commission expires (Affix Seal)

Notary Public B. Rumble Deputy Register

This is improved ( ) unimproved (X) property, known as 3844 Hutson Avenue, Nashville, 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 Terry Wayne Nickins and wife, Carolyn Nickins, 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* Terry Wayne Nickins and wife, Carolyn Nickins, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 11th *day of* February, 19 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

THIS INSTRUMENT WAS PREPARED BY:
RAYMOND H. DARROW, ATTORNEY
American Trust Building
Nashville, Tennessee

George W. Nickins Melvin Tate Nickins
Albert J. Piper Ocia Piper

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* Albert J. Piper and wife, Ocia Piper, and George W. Nickins and wife, Melvin Late Nickins,

*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* 14 *day of* February, *19*70

William D. Kattel, *Notary Public*

Commission expires Sept 26 - 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 .....

FEB16 70	CONV	*	700.00				
FEB16 70	S'TAX			A*	1.82		
FEB16 70	PR'FEE			A*	.50		
FEB16 70	W'DEED			A*	3.00	*	5.32

WARRANTY DEED

FROM
Albert J. Piper et al.

TO
Terry Wayne Nickins et ux.

3811 Katie Rice Avenue
Nash Tenn
37216

A 68710

IDENTIF. REFERENCE

FEB 16 1 15 PM '70

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