Kelly: 601 Briarcliff Lane

This Form furnished by Attorneys Title Company, Inc.

BOOK 4405 PAGE 847

Form No. WD-2

FROM

Robert C. Roberts and wife,
Barbara Jean Russ Roberts

TO

Vernon Nicholas and wife,
Virginia D. Nicholas

For draftsman's use

This Instrument was prepared by
Jno. B. Cobb, Jr., Attorney at Law
Stahlman Building, Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vernon Nicholas (NAME)	Guaranty Mortgage Company (NAME)	MAP-102-4
501 River Rouge Drive (STREET ADDRESS OR ROUTE NUMBER)	311 7th Avenue, North (STREET ADDRESS)	PAR 35
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	T.P

(FOR REGISTER'S USE)

A 7 2 2 5 0

T
IDENTIF. REFERENCE

MAR 23 2 55 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 16,550.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February, 1970.

Notary Public

MY COMMISSION EXPIRES: 4/30/72

(AFFIX SEAL)

For and in Consideration of the sum of Ten and No/100 ($10.00) DOLLARS Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration the grantees have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by John W. Zuccarello, to Herschel Greer, Trustee, of record in Book 3208, page 579, Register's Office for Davidson County, Tennessee, to which said instrument reference is here made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by the said grantees.

We, Robert C. Roberts and wife, Barbara Jean Russ Roberts have bargained and sold, and by these presents do transfer and convey unto the said Vernon Nicholas and wife, Virginia D. Nicholas 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. 685 on the Map of Charlotte Park, Section XI, as of record in Book 2900, page 79, Register's Office for said County.

Said Lot No. 685 fronts 42.3 feet on a curved line on the southerly side of River Rouge Drive and extends back 200.4 feet on the westerly line and a total of 258.3 feet along a broken easterly line, to a line in the rear on which it measures 91.0 feet.

Being the same property conveyed to Robert C. Roberts and wife, Barbara Jean Russ Roberts, by deed from Brady Walter Luckett and wife, Shirley Ann Luckett, of record in Book 4085, page 527, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 3033, page 638, said Register's Office, and the Plan of record in Book 2900, page 79, said Register's Office, which shows an owner's certificate, a 30 foot minimum building setback line from River Rouge Drive, a 10 foot easement for public utility purposes along the rear line of said lot, and a 20 foot public utility easement along the rear 115 feet of the easterly line of said lot.

MAR 23	CONV	16,550.00			
MAR 23	S'TAX		A*	42.90	
MAR 23	PR'FEE		A*	.50	
MAR 23	W'DEED		A*	3.00	* 46.40

WD-2

This is { unimproved ( ) / improved (X) } property, known as 501 River Rouge Drive (House Number) (Street) Nashville, Tennessee 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 Vernon Nicholas and wife, Virginia D. Nicholas their heirs and assigns, forever.

And we do covenant with the said Vernon Nicholas and wife, Virginia D. Nicholas 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, except as set out herein and taxes for 1970 which have been assumed by the said grantees.

And We, Robert C. Roberts and wife, Barbara Jean Russ Roberts do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Vernon Nicholas and wife, Virginia D. Nicholas, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 25th day of February, 19 70

Robert C. Roberts

Barbara Jean Russ Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, James T. Patterson, a Notary Public in and for said County and State, the within named Robert C. Roberts and wife, Barbara Jean Russ Roberts the bargainors 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 25th day of February, 19 70

James T. Patterson, Notary Public.

Commission expires 14 Feb 1973

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 .....