WARRANTY DEED

BOOK 4406 PAGE 559

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Terry Wayne Nickins et ux, (NAME)	(NAME)	Map 61
3811 Picture Ridge Terrace (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pt Pcl 25
Nash. Tenn (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, George W. Nickins and wife, Melvin H. 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:

Land in the 12th, formerly the 17th, Civil District of said County and State, described according to a survey made by Don R. Carver, Surveyor, March 17, 1970, as follows: Beginning at the northwest corner of a 50-foot strip of land leading to Hudson Avenue conveyed to Terry Wayne Nickins and wife, by deed from Elbert J. Piper et al, of record in book 4398, page 47, Register's Office for said County; said point being also in the western boundary line of the Maplewood Heights Second Subdivision, of record in book 547, pages 103 and 104; thence with said Subdivision north 13° east 104 feet to a point; thence north 55° 30' west 139.2 feet to a point; thence south 45° 15' west 423.18 feet to a point; thence south 18° 30' east 125 feet to a point; thence south 23° east 70 feet to a point; thence south 53° 17' east 240 feet to a point in the western boundary line of said subdivision; thence with same north 13° east 450 feet to the beginning.
Being part of the property conveyed to George W. Nickins and wife, Melvin H. Nickins, by deed from Olive B. Beck and husband, of record in book 2083, page 634, said Register's Office.

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This tract to be used together with a/ foot strip of land we have already conveyed to Terry Wayne Nickins and wife, of record in book 4398, page 47, Register's Office for said County, as an ingress and egress to above described property from Hutson Avenue.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 1200.00

Subscribed and sworn to before me, this the 25 day of March 1970

Affiant

My commission expires: 11-1-1972 (Affix Seal)

Notary Public

This is { unimproved ( ) / improved ( ) } property, known as ..... (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* 25th *day of* March, 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 PREPARED BY:
DAVID RUTHERFORD, ATTORNEY
Nashville Bank & Trust Building
Nashville, Tennessee

Geo Nickins Sr
Melvin H Nickins

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, ... *a Notary Public in and for said County and State,* George W. Nickins and wife, Melvin A. 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* 25 *day of* March, *19* 70

Commission expires 11-1-70 ..... *Notary Public*

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 .....

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 1,200.00 Affiant Jerry W. Nickins

Subscribed and sworn to before me this 25 day of March 19 70

Deputy Register B Bumbalo

MAR25 70	CONV	*1,200.00				
MAR25 70	S'TAX		A*	3.12		
MAR25 70	PR'FEE		A*	.50		
MAR25 70	W'DEED		A*	3.00	*	6.62

WARRANTY DEED

FROM
George W. Nickins et ux.

TO
Terry Wayne Nickins et ux.

A 72514

IDENTIF. REFERENCE

MAR 25 2 17 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