BOOK 1407 PAGE 327

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
11th FLOOR, L. C. BRANFORD BLD
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Robert W. Nichol (NAME)	First Federal Savings & Loan Assn. (NAME)	
100 Rising Sun Lane (STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	Map 54-13
Old Hickory, Tenn. 37138 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 67

FOR AND IN CONSIDERATION of the sum of $10.00----------

----------TEN AND NO/100---------- *Dollars,*

Cash paid by Robert W. Nichol and wife, Mildred G. Nichol, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said of the unpaid principal balance of a note in the original amount of $26,000.00, secured by a deed of trust to Louis R. Linx, Trustee, dated October 6, 1967, filed October 9, 1967, and recorded in book 4179, page 300, Register's Office for Davidson County, Tennessee.

We, James C. Rudolph and wife, Audrey C. Rudolph,

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

Robert W. Nichol and wife, Mildred G. Nichol,

their *(successors), heirs and assigns,*

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

Being lot No. 17, on the Plan of Section I, Brandywine Farms, as of record in book 3600, page 80, Register's Office for said County.

Said lot fronts 139.8 feet on the southerly side of Rising Sun Lane and runs back 351.6 feet on the westerly line and 234.8 feet on the easterly line, to a dead line in the rear on which it measures 182.2 feet thereon.

Being the same property conveyed to James C. Rudolph and wife, Audrey C. Rudolph, by deed from Raymond F. Paris, et al, of record in book 4179, page 299, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 39,153.84

Subscribed and sworn to before me, this the ____ day of March 19 70

Affiant

My commission expires _____ (Affix Seal)

Notary Public

This is Improved ( ) Unimproved ( ) 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

Robert W. Nichol and wife, Mildred G. Nichol,

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 stated herein.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Robert W. Nichol and wife, Mildred G. Nichol,

their

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

Witness our *hand* s *this* _____ *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.*

X _____
James C. Rudolph

X _____
Audrey C. Rudolph

BOOK 4407 PAGE 328

STATE OF North Carolina

COUNTY OF Catawba

Personally appeared before me, Janette B. McKeon, *a Notary Public in and for said County and State,* James C. Rudolph and wife, Audrey C. Rudolph *the within named 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 Hickory, North Carolina, *this* 27th *day of* March, *19* 70.

Janette B McKeon *Notary Public*

Commission expires June 19, 1970

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 .....

MAR 30	CONV	39,153.8			
MAR 30	S'TAX		A*	101.92	
MAR 30	PR'FEE		A*	.50	
MAR 30	W'DEED		A*	3.00	* 105.42

WARRANTY DEED

FROM
James C. Rudolph, et ux

TO
Robert W. Nichol, et ux

A 72856

IDENTIF. REFERENCE

MAR 30 11 27 AM '70

FELIX Z. WILSON 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

FILE: Dobson & Johnson, Inc.