BOOK 4444 PAGE 785

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,900

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF September 19 70

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Oct. 20, 1971

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY Edward Seldon - James Robertson Pkwy - Nash.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Nickerson, Jr. et ux (NAME)	Mortgage Associates (NAME)	16 DA-16136
4024 Lealand Lane (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 28146 (STREET ADDRESS)	Map 132-1
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia (CITY) (STATE) (ZIP)	Par 38

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Clarke H. Noe and wife, Billy Noe

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James W. Nickerson, Jr. and wife, Gloria S. Nickerson

HEREINAFTER CALLED THE GRANTEES, 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. 185 on the Map of Rolling Meadows, as of record in Book 1424, pages 98 and 99, Register's Office for said county.

Said Lot No. 185 fronts 115 feet on the east side of Lealand Lane, and runs back between lines 302.3 feet on the northerly line and 299.8 feet on the south line, to a dead line in the rear, measuring 104 feet thereon.

Being the same property conveyed to Clarke H. Noe and wife, Billy Noe by deed from Florence H. Brien, a widow, of record in Book 2451, page 365, Register's Office for Davidson County, Tennessee.

This is { unimproved (X) / improved ( ) } property, known as 4024 Leland Lane (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 10th day of September, 19 70

Clarke H. Noe — Billy Noe

Clarke H Noe — Billy Noe

STATE OF TENNESSEE
Davidson County

BOOK 4444 PAGE 786

Personally appeared before me, Joel Riggs, a Notary Public in and for said County and State, the within named Clarke H. Noe and wife, Billy Noe

the 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 10th day of September 19 70

Commission expires My Commission Expires Oct. 20, 1971

Joel Riggs
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Clarke H. Noe and wife,

Billy Noe

TO
James W. Nickerson, Jr.

and wife, Gloria S. Nickerson

189672

IDENTIF. REFERENCE

Sep 11 12 05 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP 11 70	CONV	25,900.00				
SEP 11 70	S TAX		A*	67.34		
SEP 11 70	PR FEE		A*	.50		
SEP 11 70	W DEED		A*	3.00	*	70.84