# WARRANTY DEED

BOOK 1457 PAGE 231

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Stuart E. Nicholson, et ux (NAME) | Guaranty Mortgage Company, XXXXXXXXXXXXXXXXXXXXX | 011-10550 |
| 916 Oak Valley Lane (STREET ADDRESS OR ROUTE NUMBER) | 311 Seventh Avenue North, XXXXXXXXXXXXXXXXXXXXXXX (STREET ADDRESS) | |
| Nashville, Tennessee (CITY) (P. O. NAME) (STATE) | Nashville, Tennessee (CITY) (STATE) | |

FOR AND IN CONSIDERATION of the sum of Thirty-Two Thousand Five Hundred and No/100- ----------($32,500.00)---------- Dollars,

of which $13,173.22 has been paid in cash by Stuart E. Nicholson and wife, Jean H. Nicholson, the receipt of which is hereby acknowledged, and for the remainder the said Stuart E. Nicholson and wife, Jean H. Nicholson have assumed and agree to pay the unpaid balance of $19,326.78 of an indebtedness in the original amount of $21,750.00, secured by deed of trust of record in book 3933, page 640, Register's Office for Davidson County, Tennessee,

I, Richard T. Fariss, a widower

have this day bargained and sold, and do hereby transfer and convey unto the said Stuart E. Nicholson and wife, Jean H. Nicholson, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 26 on the Plan of Oak Hill Valley Subdivision, of record in book 1835, pages 15 and 16, Register's Office for said County, described as follows:
Beginning on the northerly margin of Oak Valley Lane at the corner of lots Nos. 25 and 26; thence with the line between said two lots northwardly 240 feet; thence westwardly 180.01 feet to the easterly margin of Dustin Lane; thence with said Lane southwardly 214.06 feet to the beginning of a curve; thence around said curve in a southeasterly direction 40.34 feet to the northerly margin of Oak Valley Lane; thence with said Lane eastwardly 164.17 feet to the beginning.
Being the same property conveyed to Richard T. Fariss, by deed from Ernest B. Smith and wife, of record in book 3933, page 639, said Register's Office.

This Instrument Was Prepared By

Richard T. Fariss

Of The Law Firm Being:

Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 32,500.00

Subscribed and sworn to before me, this the 3rd day of November, 19 70

Affiant

My commission expires February 14, 1973 (Affix Seal)

Notary Public A.N. Tenison

This is unimproved ( ) improved (X) property, known as 916 Oak Valley Lane (House Number) (Street) Nashville, Tennessee 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 Stuart E. Nicholson and wife, Jean H. Nicholson, their

(successors), heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, excant for 1970 taxes which are prorated and assumed by grantees, and mortgage as above stated.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Stuart E. Nicholson and wife, Jean H. Nicholson, their

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

Witness my hand this 3rd day of November, 1970, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Richard T. Fariss

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* A. M. Tenison, *a Notary Public in and for said County and State,* Richard T. Fariss, a widower

*the within named bargainor, with whom I am personally acquainted, and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Nashville, *Tennessee, this* 3rd *day of* November, *19*70

Notary Public

*Commission expires* February 14, 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* .....

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| NOV-5 70 | CONV | 32,500.00 | | | | | |
| NOV-5 70 | S'TAX | | A* | 84.50 | | | |
| NOV-5 70 | PR'FEE | | A* | .50 | | | |
| NOV-5 70 | W'DEED | | A* | 3.00 | * | 88.00 | |

GUARANTY MORTGAGE CO. OF NASHVILLE

**WARRANTY DEED**

FROM

Richard T. Fariss

TO

Stuart F. Nicholson, et ux

A 9 5 4 1 1

IDENTIF. REFERENCE

NOV 5 1 41 PM '70

FELIX Z. [illegible] 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

Owner's Title G-209159 issued through Guaranty Title Co.

32,500 88 00