BOOK 4483 PAGE 287

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$17,000.00 Homer E. Gregory

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE First DAY OF March, 1971

Notary Public Edward Seddon

MY COMMISSION EXPIRES: 11/26/73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219

NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Homer E. Gregory et ux (NAME)	Mortgage Associates, Inc. (NAME)	15DA 37010
2402 Himes Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	Map 83-4
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	Par. 142

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, Dorothy D. Nickens and husband, Sherman E. Nickens

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Homer E. Gregory et ux Evell W. Gregory

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:

BEING Lot No. 92 on the Plan of Rosebank Park Subdivision, of record in Plat Book 1835, page 26, Register's Office, Davidson County, Tennessee.

Said Lot No. 92 fronts 82.0 feet around a curve on the southerly side of Himes Drive, and runs back 123.1 feet on the easterly line and 128.1 feet on the westerly line to a straight line in the rear on which it measures 127.2 feet; and shows a 10.0 foot public Utilities Easement along the rear line.

BEING the same property conveyed to Dorothy D. Nickens from Sherman E. Nickens of record in Book 3834, page 385, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 1907, page 593, said Register's Office.

This is unimproved / improved property, known as 2402 Himes Drive, Nashville, Tennessee 37206
(House Number) (Street) (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 hand s this first day of March, 1971

Dorothy D. Nickens

Sherman E. Nickens

BOOK 4483 PAGE 288

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Edward Seddon, a Notary Public in and for said County and State, the within named Dorothy D. Nickens and husband, Sherman E. Nickens

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 first day of ~~March~~ 19 71

Commission expires 11/26/73

Edward Seddon
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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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

DOROTHY D. NICKENS AND HUSBAND, SHERMAN E. NICKENS

TO

HOMER E. GREGORY ET UX EVELL W. GREGORY

B 0 6 3 6 8

IDENTIF. REFERENCE

MAR 2 1 01 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seddon
Attorney-at-Law
Post Office Box 2523
480 Jas. Robertson Pkwy.
Nashville, Tennessee 37219

MAR-25 CONV 17,000.00
MAR-25 S'TAX A* 44.20
MAR-25 PR'FEE A* .50
MAR-25 W'DEED A* 3.00 * 47.70