WARRANTY DEED

BOOK 4490 PAGE 525

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Archie N. Nicholson (NAME)	Murphree Mortgage Company (NAME)	Map 106-14
1957 Gatlin Dr. (STREET ADDRESS OR ROUTE NUMBER)	226 - 3rd Avenue, North, (STREET ADDRESS)	Pac 11
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)----------

----------*Dollars,*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 3834 page 192, Register's Office for Davidson County, Tennessee.

We, Wallace Mac Wauford and wife, Nancy Carol Wauford

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

Archie N. Nicholson and wife, Annie Mai Nicholson

their ~~successors~~, *heirs and assigns,*

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

Being Lot No. 23 on the Plan of Raymond Heights Subdivision, as of record in Book 1424, page 141, Register's Office for said County, described as follows:

Beginning at a point on the northerly margin of Gatlin Drive, this being the common corner of Lots Nos. 22 and 23; thence northwardly 157.2 feet along the line between Lots Nos. 22 and 23 to a point; thence eastwardly 90 feet to a point, this being the common corner of Lots Nos. 23 and 24; thence southwardly 76 feet along the line between Lots Nos. 23, 24 and 25 to a point, the common corner of Lots Nos. 23 and 25 and 26; thence southwardly 118 feet along the line between Lots Nos. 23 and 26 to a point in the northerly margin of Gatlin Drive; thence westwardly 70 feet along the northerly margin of Gatlin Drive, this being a slight curve, to the point of beginning.

Being the same property conveyed to Wallace Mac Wauford and wife, Nancy Carol Wauford by deed from Randall Joe Walker and wife, Billie Jean Walker, of record in Book 4474, page 305, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers, Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE, COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 10,510.29

Subscribed and sworn to before me, this the 31 day of March, 19 71

Affiant: Archie Nicholson

My commission expires: 5/7/74 (Affix Seal)

Notary Public: Billie T. Wauman

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

Archie N. Nicholson and wife, Annie Mai Nicholson, 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 noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Archie N. Nicholson and wife, Annie Mai Nicholson, their ~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 1st *day of* April, 19 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

/s/ Wallace Mac Wauford

/s/ Nancy Carol Wauford

This Instrument Was Prepared By

Phillip Saindon (gkl)

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, A. V. Oakes, *a Notary Public in and for said County and State,* Wallace Mac Wauford and wife, Nancy Carol Wauford

*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* 1st *day of* April, *19* 71

A. V. Oakes
Notary Public

Commission expires 2/12/74

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 .....

CAKES AND SMITH
REALTY CO., INC.

WARRANTY DEED

FROM

WALLACE MAC WAUFORD, ET UX
TO
ARCHIE N. NICHOLSON, ET UX

1957

B 09633

IDENTIF. REFERENCE

APR 2 9 09 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR-2?	CONV	10,510.29			
APR-2?	S'TAX		A*	27.30	
APR-2?	PR'FEE		A*	.50	
APR-2?	W'DEED		A*	3.00	* 30.80

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