Buyer Fred Nichols
5304 Kentucky Ave
Nash Tenn

Jeff Bell
Surv.

Map 66
Par. 47.1

BOOK 4516 PAGE 945

For and in consideration of nine hundred dollars cash paid to us by Fred Nichols and wife Lillian Nichols, the receipt of which is hereby acknowledged, we, Earl H. Drake and wife Margaret Ann Drake have bargained and sold and by this instrument do transfer and convey to the said Fred Nichols and wife Lillian Nichols, and their heirs and assigns, a certain tract or parcel of land in the 18th Civil District of Davidson County, Tennessee, described as follows, to wit:

> beginning at a point in the center of the new River Road at Maymie Nolan Lovelace's corner 462 feet eastwardly from the intersection of the center of old River Road with the center of the new River Road; thence westwardly along the center line of the new River Road 75 feet to a point; thence 30° west and parallel to Lovelace's westerly line 150 feet more or less to the center line of old River Road; thence along the center line of old River Road south 44° east to a point in the said road 13.8 feet east from William Crouch's northwest corner; thence north 30° east along Maymie Nolan Lovelace's westerly line 177 feet to the center of new River Road at the point of beginning; being a part of a small tract of land described according to a survey by S. H. Hutchison dated October 16th, 1961;
> ans being the same land conveyed to Earl Drake and wife Margaret Ann Drake from Lenice Drake and husband Emil H. Drake by deed dated November 15th, 1961, and recorded at page 366 of Book 3310 in the Register's office of Davidson County, Tennessee;

to hawe and to hold the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Fred Nichols and wife Lillian Nichols, and their heirs and assigns, forever.

And we do covenant with the said Fred Nichols and wife Lillian Nichols that we are lawfully seised and possessed of the said land in fee simple, that we have good right to convey it, and that it is unencumbered. And we do forther covenant and bind ourselves, and our heirs and representatives, to warrant and forever defend the title to the said land to the said Fred Nichols and wife Lillian Nichols, and their heirs and assigns, against the lawful claims of all persons whomsoever.

Mail

THIS INSTRUMENT WAS PREPARED BY
W. R. BAKER
ATTORNEY AT LAW
BOX 848
ASHLAND CITY
TENNESSEE 37015

This deed is executed with the signature of Margaret Drake individually and with the signature of Earl H. Drake by Margaret Ann Drake as his attorney in fact by appointment of record at page _____ of Book _____ in the said Register's office, such signatures being affixed to this deed this June 24th, 1971.

BOOK 4516 PAGE 946

Margaret Ann Drake

Earl H. Drake

Earl H. Drake

by: Margaret A Drake
his attorney in fact:

State of NORTH CAROLINA §
County of CRAVEN §

Margaret Ann Drake, with whom I am personally acquainted and who is referred to in the foregoing deed, personally appeared before me, a Notary Public in and for this county and State, and acknowledged that she executed the foregoing deed for the purposes stated in it both personally and as attorney in face for Earl H. Drake.

Witness my signature and official seal at Cherry Point, N. Carolina, this June 24th, 1971.

Beatrice L. Sheppard
Notary Public

My commission expires: 7 JULY 1975

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $900.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Margaret Ann Drake
Affiant

North Carolina, Craven County:
Subscribed and sworn to before me this the 24 day of June 1971

Beatrice L. Sheppard
Notary Public

My Commission Expires:
7 July 1975

B 2 1 5 4 3

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IDENTIF. REFERENCE

JUL 6 10 22 AM '71

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL-6?1	CONV	*	900.00			
JUL-6?1	STAX			A*	2.34	
JUL-6?1	PUFEE			A*	.50	
JUL-6?1	WDEED			A*	4.00	* 6.84