(This instrument was prepared by James A. Lesemann, Attorney at Law, 320 Gallatin Road, Madison, Tenn.)

WARRANTY DEED

BOOK 4584 PAGE 560

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Sam M. Fleming	(same)	11D 65650
(NAME) 4th Floor 3rd Nat'l	(NAME) Bank Body Same	
(STREET ADDRESS OR ROUTE NUMBER) Church - Same	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

cash in hand paid by the grantee hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, SHERMAN E. NICKENS AND WIFE, DOROTHY D. NICKENS, hereinafter called the grantors,

have this day bargained and sold, and do hereby transfer and convey unto ~~the said~~ SAM M. FLEMING, herein called the grantee,

his ~~successors~~, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 3, page of a 50 foot abandoned street dedication, and part of the Old Gallatin Interurban Railroad right-of-way, all on the plan of Due West Montague, of record in Book 547, page 115, Register's Office for said County, described as follows:

Beginning on the easterly margin of Gallatin Pike at the southwest corner of the property conveyed to Reserve Development Company of record in Book 4229, page 624, said Register's Office; thence with said Reserve Development Company's southern boundary line easterly 280.95 feet; thence southerly 75 feet; thence westerly 310 feet, more or less, to the easterly margin of Gallatin Pike; thence with the same northerly 86 feet to the beginning.

Being the same property conveyed to Sherman E. Nickens by deed from E.A.T. Realty, Inc., of record in Book 4545, page 319, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $103,000 cc/lx

Subscribed and sworn to before me, this the 17th day of March 1972

Affiant

My commission expires: June 4, 1975 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 111 Gallatin Road, (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 grantee, his ~~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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said grantee, his ~~successors~~ heirs and assigns, against the lawful claims of all persons.

Witness our hands this 16th day of March, 19 72, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

(Dorothy D. Nickens)

(Sherman E. Nickens)

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* Sherman E. Nickens and wife, Dorothy D. Nickens,

*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* 16th *day of* March, *19* 72.

Notary Public

Commission expires June 4, 1975

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 .....

MAR 1 7 72 CONV 90,000.00
MAR 1 7 72 CONV 13,000.00
MAR 1 7 72 S'TAX A* 267.80
MAR 1 7 72 PR'FEE A* .50
MAR 1 7 72 W'DEED A* 4.00 * 272.30

WARRANTY DEED

FROM
SHERMAN E. NICKENS ET UX

TO
SAM M. FLEMING

R 52314

CENTRAL REFERENCE

MAR 17 12 07 PM '72

Compliments of
Madison Title Company
[illegible] Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS