BOOK 4629 PAGE 642

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$18,900.00 Buford C. Kimbrough
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF August 1972

Notary Public W. K. Georgas, Jr.

MY COMMISSION EXPIRES: 5/10/75

(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
Buford C. Kimbrough (NAME)	Mortgage Associates, Inc. (NAME)	11D 40065
307 Fairbanks Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	33-7
Goodlettsville, Tenn (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	9

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, JERALD W. NICHOLS et ux SUE H. NICHOLS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BUFORD C. KIMBROUGH et ux BETTYE SUE KIMBROUGH

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:

LAND in Davidson County, Tennessee, being Lot No. 21 on the Plan of Blair Manor Subdivision, of record in Book 3300, Page 32, Register's Office Davidson County, Tennessee.

SAID Lot No. 21 fronts 145.0 feet on the Easterly side of Fairbanks Road and runs back 272.51 feet on the Northerly side and 311.71 feet on the Southerly side to a dead line in the rear on which it measures 150.2 feet thereon.

BEING the same property conveyed to Jerald W. Nichols et ux Sue H. Nichols from Charles D. Buck et ux Margaret A. Buck by deed in Book 3708, Page 81, Register's Office Davidson County.

THIS conveyance is subject to the restrictive covenants of record in Book 3313, Page 396 and in Book 3315, Page 571, aforesaid Register's Office.

This is unimproved ( ) improved (X) property, known as 307 Fairbanks Road, Goodlettsville, Tennessee 37072
(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 16th day of August, 19 72

Jerald W. Nichols — Sue H. Nichols

STATE OF TENNESSEE
Davidson County

BOOK 4629 PAGE 643

Personally appeared before me, W. K. Georgas, Jr., a Notary Public in and for said County and State, the within named Jerald W. Nichols et ux Sue H. Nichols

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 16th day of August, 19 72.

Commission expires 5/10/75

W. K. Georgas, Jr. 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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such (they) _____ 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 as _____ on this the _____ day of _____, 19 _____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM Jerald W. Nichols et ux

TO Sue H. Nichols

Buford C. Kimbrough et ux
Bettye Sue Kimbrough

B 7 2 3 0 1

IDENTIF. REFERENCE

AUG 18 3 24 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG 18 72	CONV	18,900.00		
AUG 18 72	S TAX		A* 49.14	
AUG 18 72	PR'FEE		A* .50	
AUG 18 72	W'DEED		A* 4.00	* 53.64

Edward Seldon
Attorney-at-Law
480 James Robertson Parkway
Nashville, Tennessee 37219