BOOK 1630 PAGE 495

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $39,500.00

Dorothy D. Nickens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF August, 1972.

Notary Public

MY COMMISSION EXPIRES: 12-12-72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Wilkins & Adams, Attys, 112 Stahlman Building, Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sherman E. Nickens (NAME)	same (NAME)	GO 18150
Old Dickerson Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map. 25-15
Goodlettsville, Tenn (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par. 12

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, FLOURNOY A. COLES, JR., and LAVERNE S. COLES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SHERMAN E. NICKENS and wife, DOROTHY D. NICKENS

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. 2 on the Plan of Highland Heights Acres, as of record in Book 3700, page 97, Register's Office for Davidson County, Tennessee.

SAID Lot No. 2 fronts 150.79 feet on the northerly margin of Dickerson Road and runs back between lines measuring 296.73 feet on the westerly line and 198.20 feet in the easterly line to a line in the rear measuring 235.59 feet.

BEING the same property conveyed to Flournoy A. Coles, Jr. and LaVerne S. Coles by deed from Sam Tinnin and wife, Glenda M. Tinnin of record in Book 4607, page 535, Register's Office for Davidson County, Tennessee.

This instrument is being executed for Flournoy A. Coles, Jr. by LaVerne Smith Coles as his Attorney-in-Fact under authority of a Power of Attorney executed August 18, 1972 which is being recorded concurrently with this deed.

This is { unimproved / improved } property, known as Old Dickerson Road, Goodlettsville, Tenn.
(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 my hand this 22nd day of August, 1972

Flournoy A. Coles, Jr.

BY: LaVerne Smith Coles
LaVerne Smith Coles
Attorney-in-Fact

LaVerne S. Coles
LaVerne S. Coles

CB/ms

STATE OF TENNESSEE
Davidson County

BOOK 4630 PAGE 496

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LaVerne S. Coles

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of August, 1972.

Commission expires Dec. 12, 1972

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 22nd day of August, 1972, before me personally appeared LaVerne Smith Coles, to me known to be the person who executed the foregoing instrument in behalf of Flournoy A. Coles, Jr., as his Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed to said Flournoy A. Coles, Jr.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of August, 1972.

Notary Public

My Commission expires: Dec. 12, 1972

WARRANTY DEED

FROM
FLOURNOY A. COLES, JR., and
LAVERNE S. COLES,

TO
SHERMAN E. NICKENS, et ux

B 72693

IDENTIF. REFERENCE

AUG 22 3 41 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed

WILKINS & ADAMS
ATTORNEYS-AT-LAW
[illegible] NASHVILLE, TENN.
112 STAHLMAN BUILDING
[illegible], TENNESSEE 37201

AUG 22 72	CONV	39,400.00			
AUG 22 72	S'TAX		A*	102.70	
AUG 22 72	PB'FEE		A*	.50	
AUG 22 72	W'DEED		A*	4.00	* 107.20