Mail to: Charter Realty Co
2623½ Murfreesboro Rd
Nashville, Tenn 37217

BOOK 4635 PAGE 183

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Bobby G. Nickens (NAME)	Guaranty Mortgage Company (NAME)	Map 150-1
490 Rural Hill Rd. (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	Par 34
Nashville, Tenn. 37217 (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 4170, page 975, Register's Office for Davidson County, Tennessee.

We, William H. Wilcox and wife, Barbara L. Wilcox

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

Bobby C. Nickens, a single person

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

Being Lot No. 166 on the plan of Edge-O-Lake Estates, Section 1, as of record in Book 3600, page 43, Register's Office for Davidson County, Tennessee.

Said Lot No. 166 fronts 80 feet on the southerly side of Rural Hill Road and runs back between lines 155.27 feet on the easterly side and 166 feet on the westerly side to a broken line in the rear on which it measures 80.74 feet thereon.

Being the same property conveyed to William H. Wilcox and wife, Barbara L. Wilcox by deed from Jackie P. Hatcher and wife, Carolyn Faye Hatcher of record in Book 4247, page 282, 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 $ 20,134.70

Subscribed and sworn to before me, this the 16 day of August 1972

Affiant Kate C. Nagy

My commission expires 8-20-1973 (Affix Seal)

Notary Public Harold L. Sellars

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

Bobby C. Nickens, 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,* 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*

Bobby C. Nickens, his ~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 21 day of August, 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.*

William H. Wilcox

Barbara L. Wilcox

This Instrument Was Prepared By

Abney W. Pedigo

Of The Law Firm Pedigo & Sanders

Stahlman Building, Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Otis W. Charlton, a Notary Public in and for said County and State, William H. Wilcox and wife, Barbara L. Wilcox

the within named bargainors, 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 26 day of August, 19 72

Otis W. Charlton Notary Public

Commission expires 11-20-72

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 _____

SEP-72 CONV 20,434.70
SEP-72 S'TAX A* 53.04
SEP-72 PR'FEE A* .50
SEP-72 W'DEED A* 4.00 * 57.54

WARRANTY DEED

FROM

WILLIAM H. WILCOX, ET UX

TO

BOBBY C. NICKENS

B 7 4 7 9 2

IDENTIF. REFERENCE

SEP 7 8 57 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2056
NASHVILLE, TENNESSEE

PEDIGO & SAINDON