WARRANTY DEED

BOOK 4642 PAGE 546

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Futrell (NAME)	(NAME)	Map 119-5 Pc. 168
3211 Nolensville Road (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	
Nashville (CITY) 37211 (P. O. ZONE) (STATE)	(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.

This Instrument Was Prepared By
Phillip Saindon (emp)
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

We, C. Vance Hickerson and wife, Ruby Hickerson,
/ *have bargained and sold, and by these presents do transfer and convey unto the said* James Jason Futrell and wife, Jane J. Futrell, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being the southerly part of Lot No. 1 of Block 27 on the map of the resubdivision of part of Cumberland Nurseries, as of record in Book 161, page 166, Register's Office for said County, described as follows:

Beginning on the easterly margin of the Nolensville Road at a point 113 feet, more or less, south of the southerly margin of Elberta Street, said point being the southwest corner of that part of Lot No. 1 conveyed to Jack L. Minton by deed from William E. Minton, et al, of record in Book 1044, page 305, said Register's Office; thence with the easterly margin of said road, southwardly 97 feet, more or less, to the northerly line of Lot No. 6; thence with said line, eastwardly 185 feet to the westerly line of Lot No. 2; thence with the westerly line of said Lot No. 2, northwardly 86.2 feet, more or less, to the southeast corner of said Jack L. Minton's lot; thence with the southerly line of same, westwardly 228.5 feet, more or less, to the beginning.

Being the same property conveyed to C. Vance Hickerson and wife, Ruby Hickerson by deed from Third National Bank in Nashville, Executor, pursuant to the power and authority vested in it under the will of Louise Falk Seabury, deceased, of record in Will Book 75, page 267, County Court for Davidson County, Tennessee, of record in Book 3435, page 467, 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 $ 42,500.00

Subscribed and sworn to before me, this the 2nd day of October, 19 72

James J. Futrell
Affiant

My commission expires: 8/14/76
(Affix Seal)

Notary Public

Power of Attorney from Ruby R. Hickerson to James E. Hickerson recorded in Book 4634, page 752, Register's Office for Davidson County, Tennessee. Ruby R. Hickerson and Ruby Hickerson are one and the same person.

This conveyance is made subject to easement for right of way of State Highway No. 11 and cut and fill slopes granted State of Tennessee by Right of Way Deed of record in Book 2021, page 421, said Register's Office.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James Jason Futrell and wife, Jane J. Futrell, their *heirs and assigns, forever.*

And we *do covenant with the said* James Jason Futrell and wife, Jane J. Futrell, *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is uncncumbered.*

And we, C. Vance Hickerson and wife, Ruby Hickerson, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* James Jason Futrell and wife, Jane J. Futrell, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 30 *day of* September, *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.*

C. Vance Hickerson

C. Vance Hickerson

Ruby Hickerson

Ruby Hickerson

By: James E. Hickerson

James E. Hickerson, Attorney in Fact for Ruby R. Hickerson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Edward W. Hill, *a Notary Public in and for said County and State, the within named* C. Vance Hickerson,

the bargainor....., *with whom I am personally acquainted, and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 30 *day of* September, *19* 72.

Edward W. Hill, *Notary Public.*

Commission Expires Nov. 1, 1972.

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that*..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at....., *this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30 day of September, 1972, before me personally appeared James E. Hickerson, to me known to be the person who executed the foregoing instrument in behalf of Ruby Hickerson, and acknowledged that he executed the same as the free act and deed of the said Ruby Hickerson.

Witness my hand and official seal at office in Nashville, Tennessee, this the 30 day of September, 1972.

Edward W. Hill
NOTARY PUBLIC

My Commission Expires:
Nov. 1, 1972

BOOK 1642 PAGE 549

FEDIGO & SAINDON

NASHVILLE, TENNESSEE
S. W. Cor. Third & Union
American Trust Building

CHICAGO TITLE INSURANCE COMPANY
Office of
GUARANTY TITLE
Compliments of

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IDENTIF. REFERENCE

Oct 2 1 37 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

C. VANCE HICKERSON, ET UX

TO

JAMES JASON FUTRELL, ET UX

42,500.00	CONV	
OCT-2ND	A*	110.50
OCT-2ND STAX	A*	.50
OCT-2ND PMTFEE	A*	8.00
OCT-2ND	W'DEED	* 119.00