BOOK 4649 PAGE 93

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

Ralph N. Brown, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF October, 19 72

Notary Public

MY COMMISSION EXPIRES: 2-7-73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Peggy Akin, 905 Gallatin Road, Madison, Tennessee 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert A. Nichols, et ux (NAME)	New Owners (NAME)	44-11-69
100 Buffalo Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, Tenn. 37138 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Ralph N. Brown, Jr. and wife, Alda L. Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert A. Nichols and wife, Gayle P. Nichols

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 158 on the Plan of Section "A", Village of Old Hickory, as of record in Book 1424, page 68, Register's Office for said County,as follows:

BEGINNING at a point in the westerly margin of Hadley Avenue, at the corner of Lots 158 and 159; thence with the line between said lots, westerly 44.7 feet to the corner of Lots 158 and 160; thence with the line between said lots, northwardly 70.8 feet to a point in the southerly margin of Buffalo Street; thence with the margin of the same, easterly 61.7 feet to the beginning of a curve; thence around said curve, southeasterly 18 feet to a point in the westerly margin of Hadley AVenue; thence with the margin of the same, southerly 63.7 feet to the point of beginning.

BEING the same property conveyed to Ralph N. Brown, Jr. and wife, Alda L. Brown by deed from Ezra B. Gregory et ux Lessie W. Gregory, of record in Book 4121, page 777, R.O.D.C., Tennessee

This is unimproved ( ) improved (X) property, known as 100 Buffalo Street, Old Hickory, Tennessee 37138
(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. * Except for the taxes for 1972 which have been prorated and assumed by grantees

Witness our hand s this 19th day of October, 19 72

Ralph N. Brown, Jr. — Alda L. Brown

RALPH N. BROWN, JR. ALDA L. BROWN

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mrs Alfred R. Akin, a Notary Public in and for said County and State, the within named Ralph N. Brown, Jr. and wife, Alda L. Brown

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 Madison, Tennessee, this 19th day of October 19 72

Commission expires 2-7-73

Mrs. Alfred R. Akin
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 upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ 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 at _____ on this the _____ day of _____, 19:__

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

RALPH N. BROWN, JR. AND WIFE,

ALDA L. BROWN

TO

ROBERT A. NICHOLS AND WIFE,

GAYLE P. NICHOLS

B 8 1 2 5 8

IDENTIF. REFERENCE

OCT 24 1 58 PM '72

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

Old Hickory Employees Credit Union
Old Hickory, Tennessee

OCT 24 72	CONV	10,000.00			
OCT 24 72	S TAX		A*	26.00	
OCT 24 72	PR FEE		A*	.50	
OCT 24 72	W DEED		A*	4.00	* 30.50