WARRANTY DEED

BOOK 4668 PAGE 759

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James P. Nicholson	Fidelity Federal Savings & Loan Assoc.	6-1-E
(NAME)	(NAME)	
4120 Brush Hill Road	401 Union Street	15D-27135
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37216	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 (10.00)---------- *Dollars,* cash, and other good and valuable consideration, the receipt of all of which is hereby acknowledged;

we, ERLE W. HUDSON and wife, ANN VAUGHN HUDSON,

have this day bargained and sold, and do hereby transfer and convey unto the said JAMES P. NICHOLSON and wife, GUDRUN I. NICHOLSON, their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 1 of Block No. 2 on the Plan of A. J. McGaughey's Haysboro Subdivision, as of record in Book 547, pages 15 and 16, Register's Office for said County.

Said Lot No. 1 fronts 130 feet on the westerly side of Haysboro Drive and runs back with the northerly margin of a 40-foot road, 300 feet to the easterly margin of Brush Hill Road, measuring 136-1/2 feet thereon.

Being the same property conveyed to Erle W. Hudson and wife, Ann Vaughn Hudson, by deed from M. Elizabeth Jones, as of record in Book 1756, page 493, said Register's Office.

THIS INSTRUMENT PREPARED BY:
O. B. Hofstetter, Jr., Attorney
304 American Trust Building
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $30,000.00

Subscribed and sworn to before me, this the 28th day of December 19 72

Affiant

My commission expires: 11-13-73
(Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 4120 Brush Hill Road, Nashville, Tennessee 37216
(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 James P. Nicholson and wife, Gudrun I. Nicholson, their

(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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James P. Nicholson and wife, Gudrun I. Nicholson, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands *this* 28th *day of* December, 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.*

Erle W. Hudson

Ann Vaughn Hudson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Eunice Miller, a Notary Public in and for said County and State, Erle W. Hudson and wife, Ann Vaughn Hudson,

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 28th day of December, 1972.

Eunice Miller
Notary Public

Commission expires November 13, 1973

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.....

DEC29 72	CONV	30,000.00			
DEC29 72	S'TAX		A*	78.00	
DEC29 72	PR'FEE		A*	.50	
DEC29 72	W'DEED		A*	4.00	* 82.50

FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION - 401 Union Street - Nashville, Tennessee 37219

020614-1

WARRANTY DEED

FROM

ERLE W. HUDSON, ET UX,

TO

JAMES P. NICHOLSON, ET UX,

389581

IDENTIF. REFERENCE

Dec 29 3 49 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.–S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE