# WARRANTY DEED

BOOK 4692 PAGE 639

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Lewis D. Nichols, Jr. (NAME) | Guaranty Mortgage Company (NAME) | Map 104-11 |
| 2809 Hillside Drive (STREET ADDRESS OR ROUTE NUMBER) | 311 7th Avenue North (STREET ADDRESS) | Parcel 210 |
| Nashville, Tenn 37212 (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee 37219 (CITY) (ZONE) (STATE) | 24W-04390 |

*FOR AND IN CONSIDERATION of the sum of* ($10.00) ---------- TEN and NO/100 ---------- *Dollars,* Cash in hand paid by LEWIS D. NICHOLS, JR. and wife, SARAH L. NICHOLS, hereinafter referred to as GRANTEES, the receipt of which is hereby acknowledged, and other good and valuable considerations including the assumption by the GRANTEES of the unpaid principal balance of a note secured by a Deed of Trust dated November 6, 1961, in the original amount of $18,400.00 and recorded in Book 3296, page 511, Register's Office for Davidson County, Tennessee, we,

ROY SKINNER and BETTY J. SKINNER

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

their [redacted], *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 28 and the northeasterly part of Lot No. 27 of Block No. 7 on the Plan of Fairfax Place, as of record in Book 547, pages 137 and 138, Register's Office for said County, described as follows:

Beginning on the southeasterly margin of Hillside Drive at the corner of Lots Nos. 1 and 28, and running thence southwardly, with the line between Lots Nos. 28 and 27 on the west and Lots Nos. 1, 2, 3 and 4 on the east, 257 feet 6 inches to the southwest corner of Lot No. 4; thence northwestwardly parallel with the line between said Lots Nos. 27 and 28, 206 feet 6 inches to the southeasterly margin of Hillside Drive; thence with the same in a northeasterly direction 172 feet 9 inches to the beginning.

Being the same property conveyed to Roy Skinner and wife, Betty J. Skinner by deed from Haworth H. Parks and wife, Sperry K. Parks, of record in Book 4311, page 763, Register's Office for said County and State.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $35,000.00

Subscribed and sworn to before me, this the 27th day of March 1973

Affiant: Lewis D Nichols Jr.

My commission expires: 7-18-76 (Affix Seal)

Notary Public: Bonnie Hagewood

This is unimproved ( ) improved (X) property, known as 2809 Hillside Drive (House Number) (Street) Nashville, Tennessee 37212 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* GRANTEES 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,* except for the deed of trust hereinabove assumed by the Grantees We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* GRANTEES their ~~(successors),~~ *heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* S *this* fourteenth *day of* March, 19 73 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

THIS INSTRUMENT PREPARED BY:
Lewis D. Nichols, Jr., Attorney
809 Nashville City Bank & Trust Bldg.
Nashville, Tennessee 37201

Roy Skinner

Betty J. Skinner

[redacted] [redacted]

BOOK 4692 PAGE 640

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, William L. Small, a Notary Public in and for said County and State, ROY SKINNER

the within named 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 Tennessee, this 22nd day of MARCH, 1973.

William L. Small Notary Public

Commission expires 14 AUGUST, 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.....

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE )

Personally appeared before me, NEKODA L. McCAULEY, a Notary Public in and for said County and State, Betty Jo Ledford Skinner, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at GREENVILLE, South Carolina, this 13TH day of MARCH, 1973.

Nekoda L McCauley
Notary Public

Commission expires: July 15, 1981

| | | | | | |
|---|---|---|---|---|---|
| MAR 27 | CONV | 35,000.00 | | | |
| MAR 27 | S'TAX | | A* | 91.00 | |
| MAR 27 | PR'FEE | | A* | .50 | |
| MAR 27 | W'DEED | | A* | 4.00 | * 95.50 |

WARRANTY DEED

FROM

Roy Skinner & Betty J. Skinner

TO

Lewis D. Nichols et ux

399939

IDENTIF. REFERENCE

MAR 27 2 58 PM '73

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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