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IDENTIF. REFERENCE

APR 5 11 44 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

BOOK 4695 PAGE 430

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 6,000.00

Patty Sue Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF March 1973.

Betty C. Nolan
Notary Public

MY COMMISSION EXPIRES: 11-6-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr., Atty., 1623 Parkway Towers, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sherman E. Nickens, etux (NAME)	New Owner (NAME)	Map 25-15
Route #3 Old Dickerson Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 13
Goodlettsville, Tenn. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	GO-20210

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, R. L. Eatherly and wife, Frances B. Eatherly

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sherman E. Nickens and wife, Dorothy D. Nickens

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 No. 1 on the Plan of Highland Heights Acres, of record in Plan Book 3700, Page 97, said Register's Office.

Being part of the same property conveyed to R. L. Eatherly by deed from John A. Ford, of record in Book 4078, Page 962, Register's Office for Davidson County, Tennessee.

The wife of R. L. Eatherly joins in this conveyance for the purpose of conveying any rights she may have in said property.

This instrument is made subject to restrictive covenants of record in Book 4071, Page 226, said Register's Office, and to the Plan of record in Book 3700, Page 97, said Register's OFfice, shows an owner's certificate, a 90 foot minimum building setback line from Highland Heights Drive and Dickerson Road. By instrument of record in Book 4633, Page 444, said Register's Office, the setback lines on the Plan of record in Book 3700, Page 97, were amended and changed on Lot No. 1 from 90 feet to the TVA easement. This instrument is also made subject to an easement of record in Book 3248, Page 173, said Register's Office.

There is to be a minimum of 2,000 square feet in any house built on the within described land excluding porches and attached garages.

unimproved ( )
This is improved ( ) property, known as _____
(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.

Witness our hands this 19th day of March, 19 73

R. L. Eatherly

Frances B. Eatherly

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Betty E. Hulan, a Notary Public in and for said County and State, the within named R. L. Eatherly and wife, Frances B. Eatherly

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 Nashville, Tennessee, this 19th day of March 1973

Commission expires 11-6-76

Betty E. Hulan
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 (their several oaths) (his oath) (themselves) (himself) acknowledged 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 R. L. Eatherly, etux

TO Sherman E. Nickens, etux

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR-5? CONV *6,000.00
APR-5? S'TAX A* 15.60
APR-5? PR'FEE A* .50
APR-5? W'DEED A* 4.00 * 20.10