BOOK 4731 PAGE 390

Prepared by: King, Benson & Ballow
733 Stahlman Building
Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Henry Lee Nicks (NAME)	Same (NAME)	61-16
4107 Kennedy Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	24
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------

Ten and No/100----------($10.00)---------- *Dollars,*

cash in hand paid by Henry Lee Nicks and wife, Ola Grace Nicks, and other good and valuable considerations accepted as cash, the receipt of which is hereby acknowledged,

We, L. G. Jernigan and wife, Jacqueline Annie Jernigan,

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

Henry Lee Nicks and wife, Ola Grace Nicks, their

(successors), heirs and assigns,

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

Land in the 11th, formerly 18th Civil District of Davidson County, Tennessee, being part of Tract No. 3 in the subdivision of the Dr. William Williams' Lands a plan of which is of record in Plan Book 2, page 128, Chancery Court at Nashville, described as follows:
Beginning at a point in the northwesterly margin of Kennedy Avenue, said point being the southeast corner of property conveyed ~~to B.~~ T. Miller et ux, by deed of record in Book 3373, page 617, Register's Office for said County; thence with Miller's southerly line northwestwardly 280 feet, more or less, to a point, being the southwest corner of property conveyed to J. P. Wilson and wife, by deed of record in book 1788, page 97, said Register's Office; thence southwestwardly 102 feet, more or less, to a point in the northerly boundary line of Monte Vista Subdivision, as recorded in book 421, page 143, Register's Office for said County; thence with same, southeastwardly 270 feet more or less, to a point in the northwesterly margin of Kennedy Avenue; thence with same northeastwardly 102 feet, more or less, to the point of beginning.

Being the same property conveyed to L. G. Jernigan by deed from Edwin F. Bills and wife, of record in Book 1344, page 148, and by deed from Ernest R. Biggs and wife, of record in Book 1637, page 413, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 22,500 cc

Subscribed and sworn to before me, this the 25 day of July 19 73

Affiant

My commission expires: March 6, 1977 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 4107 Kennedy Avenue, Nashville, Tennessee
(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

Henry Lee Nicks and wife, Ola Grace Nicks, 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* Grantees, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 25 *day of* July, 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.*

L. G. Jernigan

Jacqueline Annie Jernigan

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Sumner }

Personally appeared before me, Thomas M. Moore, a Notary Public in and for said County and State, L. G. Jernigan and wife, Jacqueline Annie Jernigan

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 Hendersonville Tennessee, this 25 day of July, 1973.

Thomas M. Moore Notary Public

Commission Expires March 6, 1977

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.....

WARRANTY DEED

FROM

L. G. Jernigan, et ux

TO

Henry Lee Nicks, et ux

RETURN TO:

Tom Moore, Realtors
394 W. Main Street
Hendersonville, Tenn. 37075

C 16875

IDENTIF. REFERENCE

Jul 26 10 47 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2050
NASHVILLE, TENNESSEE

JUL 26 73	CONV	22,500.00				
JUL 26 73	S'TAX		A*	58.50		
JUL 26 73	PR'FEE		A*	.50		
JUL 26 73	W'DEED		A*	4.00	*	63.00