BOOK 4783 PAGE 825

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| E.C. Nichols | Mr. E. C. Nichols | 131 -12 |
| (NAME) | (NAME) | |
| 4420 MilesDale CourT | 4420 Milesdale Court | 86 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville TN. | Nashville, TN 37204 | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

FOR AND IN CONSIDERATION of the sum of Ten & 00/100 ($10.00) Dollars,

paid in cash, and other good and valuable consideration received from the grantees hereinafter named, including the agreement of said grantees to assume and pay the balance of that certain indebtedness which is secured by lien on the property herein conveyed and is described in the Deed of Trust from David W. A. Taylor and wife, Lillian M. Taylor, to G. F. Cole, Jr., Trustee, of record in Book 3485, page 375, Register's Office for Davidson County, Tennessee; we,

David W. A. Taylor and wife, Lillian M. Taylor,

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

E. C. Nichols and wife, Lucile H. Nichols,

their (successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 6 on the Map of Lealand Heights, of record in Book 2330, page 71, Register's Office for said County.

Beginning at a point in the southerly margin of Milesdale Court at the corner of Lots Nos. 5 and 6; thence with the margin of said Court, westerly 68.93 feet to a concrete monument at the beginning of a curve; thence southwesterly along said curve 35.83 feet to a concrete monument, and continuing westerly along the curve 45 feet to the corner of Lots Nos. 6 and 7; thence along the line between said lots, southerly 121.9 feet; thence easterly along the rear line of Lot No. 6, 136 feet to a corner of Lots Nos. 5 and 6; thence with the line between said lots, easterly 39.20 feet to a point; thence northerly along the line between said lots 125 feet to the point of beginning.

Being the same property conveyed to David W. A. Taylor and wife, Lillian M. Taylor, by deed from Robert H. Kerce and wife, Elizabeth S. Kerce, of record in Book 3459, page 465, said Register's Office.

This conveyance is subject to restrictions, easements and setback lines applicable to said property, and to the lien of taxes for the year 1974.

This Instrument was prepared by John J. Archer, Attorney
300 James Robertson Parkway, Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater for this transfer is $ 37,500.00

Subscribed and sworn to before me, this the 28th day of January 19 74

Affiant

My commission expires: 4/25/76 (Affix Seal)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is unimproved ( ) improved (X) property, known as 4420 Milesdale Court, Nashville, TN 37204
(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 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 as stated above.

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 23rd day of January, 19 74 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

x David W. A. Taylor
David W. A. Taylor

x Lillian M. Taylor
Lillian M. Taylor

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STATE OF GEORGIA }
COUNTY OF FULTON }

Personally appeared before me, Jay U. Carmichael, a Notary Public in and for said County and State, David W. A. Taylor and wife, Lillian M. Taylor, 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 Atlanta, Georgia, this 29th day of January, 1974.

Jay U. Carmichael Notary Public

Notary Public, Georgia State at Large.
My Commission Expires Nov. 14, 1977

Commission Expires

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.....

| | | | | | |
|---|---|---|---|---|---|
| JAN29 74 | CONV | 37,500.00 | | | |
| JAN29 74 S TAX | | | A* | 97.50 | |
| JAN29 74 PR FEE | | | A* | .50 | |
| JAN29 74 | W DEED | | A* | 4.00 | * 102.00 |

**WARRANTY DEED**

FROM
DAVID W. A. TAYLOR, ET UX

TO
E. C. NICHOLS, ET UX

22-772

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

C 40028

IDENTIF. REFERENCE

JAN 29 8 24 AM 74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238