BOOK 4790 PAGE 70

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Ronald Luther Howell	Dobson & Johnson, Inc.	
(NAME) 2723 Western Hills Drive	(NAME) 311 Plus Park Blvd.	62-15
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn. 37214	(STREET ADDRESS) Nashville, Tn. 37217	59 PW
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00----------
----------TEN AND NO/100----------DOLLARS

Cash paid by Ronald Luther Howell and wife, Alice Suzanne Howell, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said of the unpaid balance of a note in the original amount of $24,000.00, secured by a deed of trust to Albert Wm. Johnson, Trustee of record in Book 4677, page 609, Register's Office for Davidson County, Tennessee.

We, Bertram Fred Nickerson and wife, Edith I. Nickerson,

have bargained and sold, and by these presents do transfer and convey unto the said Ronald Luther Howell and wife, Alice Suzanne Howell,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 146 on the Plan of Sutherland Heights, Section III, as of record in Book 2663, page 117, Register's Office for said County.

Said Lot No. 146 fronts 95 feet on the east side of Western Hills Drive and runs back 253.7 feet on the north line and 245.8 feet on the south line, to a dead line in the rear on which it measures 115.5 feet.

Being the same property conveyed to Bertram Fred Nickerson and wife, Edith I. Nickerson by deed from Raymond W. Paris and wife, Alberta B. Paris, of record in Book 4677, page 607, and re-recorded in Book 4678, page 870, Register's Office for said County.

unimproved ( )
This is improved ( ) property, known as _____ (House Number) _____ (Street)

_____ (P. O. Address) _____ (City or Town) _____ (Zip Code)

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.

Whenever 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 14th day of February 1974.

Bertram Fred Nickerson
Bertram Fred Nickerson

Edith I. Nickerson
Edith I. Nickerson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Barbara Ferguson, a Notary Public in and for said County and State, the within named Edith I. Nickerson

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville this 20th day of February, 1974

My commission expires 10/26/74 Notary Public Barbara Ferguson

BARBARA FERGUSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF FLORIDA
COUNTY OF Hillsborough

Personally appeared before me, ALBERT TRAMER, a Notary Public in and for said County and State, the within named Bertram Fred Nickerson

the 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 Tampa Florida, this 1st day of February, 1974

ALBERT TRAMER NOTARY PUBLIC STATE AT LARGE

Notary Public.

Commission Expires 9-30-76

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 28,754.12
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 20th day of February, 1974

My commission expires 10/26/74 Notary Public Barbara Ferguson

BARBARA FERGUSON NOTARY PUBLIC STATE OF TENNESSEE

This instrument was prepared by:

Name Address

FEB21 CONV 28,754.12
FEB21 STAX A* 74.88
FEB21 PRTFEE A* .50
FEB21 WDEED A* 4.00 * 79.38

WARRANTY DEED

FROM Bertram Fred Nickerson, et ux

TO Ronald Luther Howell, et ux

C 42773

IDENTIF. REFERENCE

FEB 21 10 31 AM '74

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Tennessee Title Office of
Pioneer National Title Insurance Company
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
311 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

RETURN TO:
DOBSON & JOHNSON, INC.

FORM 1002 HERSEY REV. 4/1