# WARRANTY DEED

BOOK 4791 PAGE 867

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Elsie C. Nickens (NAME) | Same (NAME) | |
| 5817 MACKIE ST. (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 8DA-23120 |
| NASH 37209 TENN (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* ONE THOUSAND AND 00/100 (1,000.00) ----- *Dollars,*

cash, receipt of which is hereby acknowledged;

I, VERLIE NICKENS, a widow,

*have this day bargained and sold, and do hereby transfer and convey unto the said* ELSIE C. NICKENS, her

*(successors), heirs and assigns,*

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

Being Lot No. 82 on the Plan of the Subdivision of Lots 39 and 40 in the division of the B. F. Cockrill Farm, as of record in Book 332, page 41, Register's Office for said County.

Said lot fronts 50 feet on the southerly side of Mackie Street, and extends back between parallel lines 150 feet to an alley.

Being property conveyed to B. H. Nickens and wife, Verlie Nickens, by deed from Mary Stewart, as of record in Book 1308, page 341, said Register's Office, the said B. H. Nickens having since died.

THIS INSTRUMENT PREPARED BY:
O. B. Hofstetter, Jr., Attorney
304 American Trust Building
Nashville, Tennessee 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 1,000.00

Subscribed and sworn to before me, this the 21st day of June 19 71

Affiant Verlie Nickens

My commission expires: April 17-1974 (Affix Seal)

Notary Public G. H. Hall

This is improved (X) unimproved ( ) property, known as 5817 Mackie Street, 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*

Elsie C. Nickens, her

*(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Elsie C. Nickens, her

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

*Witness* my *hand this* 21st *day of* June, 19 71 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Verlie Nickens X

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* J. H. Watts Jr. *, a Notary Public in and for said County and State,* Verlie Nickens

*the within named 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 *Tennessee this* 21st *day of* June *, 19*71

J. H. WATTS JR NOTARY PUBLIC STATE AT LARGE TENNESSEE

J. H. Watts Jr.
*Notary Public*

*Commission expires* APRIL 17-1974

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*.....

FEB27?? CONV *1,000.00
FEB27?? STAX A* 2.60
FEB27?? PWFEE A* .50
FEB27?? MTDEED A* 4.00 * 7.10

WARRANTY DEED

FROM

VERLIE NICKENS

TO

ELSIE C. NICKENS

C 43588

IDENTIF. REFERENCE

FEB 27 11 09 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

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