FORM NO. WD-1

STATE OF ~~TENNESSEE~~ MICHIGAN
COUNTY OF ~~DAVIDSON~~ WAYNE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,000.00

Mamie Claud Smith / Franklin D Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April, 1974

Notary Public

MY COMMISSION EXPIRES: Sept 25, 1976
(AFFIX SEAL)

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BEVERLY J. SMOLINSKI
Notary Public, Wayne County, Michigan
My Commission Expires Sept. 25, 1976

THIS INSTRUMENT WAS PREPARED BY

MICHAEL F. MONDELLI (NAME) 214 Third Avenue North (ADDRESS) Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LAWRENCE E. NICKS, et ux BRENDA NICKS (NAME)	SAME (NAME)	148-2
322 Luna Dr. (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	Parcel 28
Nashville (CITY) (STATE) (P. O. ZIP)	SAME (CITY) (STATE) (ZIP)	

mail-7

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~~ including the assumption of the balance of the mortgage (BK 3443 Pg. 513) presently existing on the premises, we, FRANKLIN DELANOR SMITH and wife MAMIE CLAUD SMITH HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LAWRENCE E. NICKS, et ux, BRENDA NICKS

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. 55 on the Plan of Luna Heights, Section III as of record in Book 2900 Page 138, Register's Office for said County.

Said Lot No. 55 fronts 82.0 feet on the northerly side of Luna Drive and extends back between lines 341.0 feet on the westerly side and 321.5 feet on the easterly side to a deadline in the rear on which it measures 84.2 feet.

Being the same property conveyed to Franklin Delanor Smith and wife, Mamie Claud Smith by Warranty Deed from Roger D. Turnbow and wife Jovenia Turnbow of record in Book 4681 Page 828, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) improved property, known as 322 (House Number) Luna (Street) Drive (P. O. Address) Nashville, Tennessee (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 THEIR hand S this 24th day of MAY, 1974

X Franklin D Smith

Mamie C Smith X Mamie C Smith

STATE OF ~~TENNESSEE~~ MICHIGAN
~~Davidson~~ County
WAYNE

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named FRANKLIN DELANOR SMITH and wife MAMIE CLAUD SMITH

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~~, MICHIGAN, this 29th day of April, 1974

Commission expires Sept 25, 1976

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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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 MACK-NEWPORT on this the 9th day of May, 1974

My commission expires Sept 26, 1974

Notary Public

WARRANTY DEED

FROM

FRANKLIN DELANOR SMITH, and wife, MAMIE CLAUD SMITH

TO

LAWRENCE E. NICKS and wife BRENDA NICKS

THIS INSTRUMENT PREPARED BY:
MICHAEL F. MONDELLI
ATTORNEY AT LAW
214 THIRD AVENUE NORTH
NASHVILLE, TENNESSEE
244-2070

C 5 6 4 0 0

IDENTIF. REFERENCE

MAY 30 9 44 AM '74

DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY30⁷⁴	CONV	16,000.00				
MAY30⁷⁴	S'TAX		A*	41.60		
MAY30⁷⁴	PR'FEE		A*	.50		
MAY30⁷⁴	W'DEED		A*	6.00	*	48.10

ACKNOWLEDGEMENT

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This will acknowledge that the undersigned individuals have not executed the Warranty Deed from Franklin D. Smith, et ux, to Laurence Nicks et ux, until this 24th day of MAY, 1974.

Franklin D. Smith
FRANKLIN D. SMITH

Mamie C. Smith
MAMIE C. SMITH

State of Tennessee)
)
County of Davidson)

Sworn to and subscribed before me this the 24th day of MAY, 1974.

William R. Mulvenna
NOTARY PUBLIC

WILLIAM R. MULVENNA
Notary Public, Macomb County, Michigan
Acting in Wayne County
My Commission Expires September 2, 1975

My commission expires:

