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Parcel No. 12-4-245

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Majestic Savings and Loan Association, a Colorado corporation, conveys and warrants to The Secretary of Housing and Urban Development of Washington, D. C., His Successors and Assigns, Washington, D. C. 20412, the following described premises, situated in the City of Nashville, County of Davidson, and State of Tennessee, to-wit: Land in Davidson County, Tennessee, being the northerly one-half of Lot No. 29 of Block "E" on the Map of Country Club Estates, as of record in Book 843, page 95, Register's office for said County.
Said part of said lot fronts 50 feet on the easterly side of Ardee Avenue (formerly Mildred Avenue) and runs back between parallel lines 175 feet to the westerly line of Lot No. 14.
Being the same property conveyed to Mike Nichols, Jr., single, by deed from Land Enterprises, a partnership, composed of Ralph Stevens and Jean Pace and recorded simultaneously with this instrument in the Register's Office for Davidson County, Tennessee.
Commonly Known as: 1423 Ardee Avenue
Nashville, Tennessee

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of One Dollar ($1.00) and the full cancellation and satisfaction of a mortgage dated November 9, 1971, and recorded in Book 4552, page 877, in the office of the Register of Deeds, Davidson County, Tennessee, pertaining to the above described premises in the original amount of 13,950.00, and executed by Mike Nichols, Jr., Single and _____, husband and wife, together with the cancellation and satisfaction of the mortgage note secured by the aforementioned mortgage subject to Building and Use Restrictions and Easements of Record.

THIS DEED IS EXEMPT FROM TRANSFER TAX UNDER THE PUBLIC ACTS OF 1966, ACT 134, SECTION 5(H) .

Dated this 17 day of July, A.D. 1974.

IN THE PRESENCE OF:

Susan Aschtgen
Susan Aschtgen

Clarence Hughes
Clarence Hughes

MAJESTIC SAVINGS AND LOAN ASSOCIATION

By David B. Westerman
David B. Westerman
Its Vice President

And Brent J. Barlow
Brent J. Barlow
Its Assistant Secretary

STATE OF COLORADO)
)ss
COUNTY OF DENVER)

On this 17 day of July, A.D. 1974, before me a notary public in and for said county, personally appeared David B. Westerman and Brent J. Barlow to me personally known, who, being by me duly sworn, did (individually) say that the person(s) who signed the foregoing instrument is (are) the Vice President and Assistant Secretary of Majestic Savings and Loan Association, the corporation named in and which executed the within instrument, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and said David B. Westerman and Brent J. Barlow acknowledged said instrument to be the free act and deed of said corporation.

Debra Bollig
Debra Bollig
Notary Public, DENVER County, COLORADO
My Commission Expires: My Commission expires Jan. 29, 1978

This deed prepared by Robert E. Parker,
Goodpasture, Carpenter, Woods & Sasser,
Am. Tr. Bldg.
Nashville, Tn. 37205

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IDENTIF. REFERENCE

AUG 2 4 04 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG-27 MISC

A* 4.00 * 4.00