BOOK 4922 PAGE 297

Berger X

SEND TAX BILL TO:
James A. Nickel
2326 Cabinhill road
Donelson, TN 37214

Field Bk. No. 3D-47285
Map & Parcel No. 73-11-78

THIS INSTRUMENT PREPARED BY:
JAMES H. KINNARD
Attorney at Law
105-1/2 South Cumberland
Lebanon, TN 37087

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Twenty-Two Thousand Five Hundred Dollars ($22,500.00), cash in hand paid, the receipt of which is hereby acknowledged, we, CARL E. VINCENT and NELLIE VINCENT, have this day bargained, sold, transferred and conveyed unto JAMES A. NICKEL and wife, NANCY S. NICKEL, as tenants by the entirety, their heirs and assigns, the following described property, to-wit:

Land lying and situated in the 3rd Civil District of Davidson County, Tennessee and being Lot No. 111 on the Revised Plan of Sunset View, Section I, as of record in Book 2663, Pages 27 and 28, Register's Office for said county. Said Lot No. 111 fronts 75 feet on the northerly side of Cabin Hill Road, and runs back 175.3 feet on the westerly line and 196.3 feet on the easterly line, to a dead line in the rear on which it measures 88.9 feet.

DEED REFERENCE:
Being the same property conveyed to Carl Vincent and wife, Nellie Vincent, by deed from Vaden Lackey, Jr., trustee of record in Book 4571, Page 681, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, with all the privileges and appurtenances thereunto belonging to the said JAMES A. NICKEL and wife, NANCY S. NICKEL, as tenants by the entirety, their heirs and assigns, in fee simple forever.

WE COVENANT that we are lawfully seized and possessed of the within conveyed property; that we have a good and lawful right to sell, transfer and convey the same; that same is free, clear and unencumbered; and that we will forever WARRANT AND DEFEND the title thereto against the lawful claims of all persons whomsoever; EXCEPTING, HOWEVER: taxes for the year 1975, and thereafter, all of which the Grantees herein assume and agree to pay.

This property is subject to restrictions filed for record in Book 2492, Page 307, said Register's Office for Davidson county, Tennessee, and the recorded plan shows an Owner's Certificate, a 85 foot set-back line from

Cabin Hill Road, and a 10 foot easement for public utilities along the northerly rear line of the lot.

The taxes for the year 1975 will be prorated as of date of deed.

POSSESSION shall be given with delivery of deed.

IN WITNESS WHEREOF, we have hereunto set our hands this the 13th day of June, 1975.

CARL E. VINCENT

NELLIE VINCENT

D02814

IDENTIF. REFERENCE

JUN 16 9 33 AM '75 FELIX A. REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named bargainors, CARL E. VINCENT and wife, NELLIE VINCENT, with whom I am personally acquainted and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Wilson County, Tennessee, on this the 13th day of June, 1975.

NOTARY PUBLIC WILSON COUNTY, TENN.

Notary Public

My commission expires:

October 22, 1977

JUN 16 75	CONV	22,500.00	
JUN 16 75	S'TAX	A*	58.50
JUN 16 75	PR'FEE	A*	.50
JUN 16 75	W'DEED	A*	4.00 63.00

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $22500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the day of 19

CHARLES E. HALL NOTARY PUBLIC WILSON COUNTY, TENN.

Commission expires 10-22-77