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WARRANTY DEED

This instrument was prepared by B. J. Boyd, Atty., Ashland City, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mr. & Mrs. Billy Gene Nickens	Same	
(NAME)	(NAME)	
River Road, Route 2,		66
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	50
Nashville, Tenn. 37209		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Five and No/100 ..... *Dollars,*

($5.00) cash paid by Billy Gene Nickens and wife, Carolyn Jean Nickens, and other valuable considerations, the receipt of all which is hereby acknowledged, we, J. H. Sadler and wife, Maude Sadler,

JUL 30 CONV *5,000.00
JUL 30 S'TAX A* 13.00
JUL 30 PR'FEE A* .50
JUL 30 W'DEED A* 4.00 * 17.50

have this day bargained and sold, and do hereby transfer and convey unto the said Billy Gene Nickens and wife, Carolyn Jean Nickens and their ~~successors~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Located in the 8th. District of said County, beginning at a stake in the center of River Road, N. E. corner of an original 10 acres tract, of which this is a part; thence with the east line of said 10 acres tract, S. 11½° W. 918 feet to a stake in said line; thence N. 78° W. 142 feet to a stake, S. E. corner of a tract this day conveyed to William Thomas Crouch and wife, Shirley Ann Crouch; thnnce with Crouch's E. line, N. 12° E. about 918 feet to a stake in the center of River Road; thence with the center of said road, easterly 142 feet to the beginning, containing 3 acres, more or less.

And being part of the same land conveyed to J. H. Sadler by deed from E. J. Adkisson and wife, Marcie Adkisson, of record in Book 667, Page 12, Register's Office for Davidson County, Tennessee.

The grantors reserve possession and use of said land for and during their natural lives and until the death of the last survivor of them.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 5,000.00

Subscribed and sworn to before me, this the 30th day of July 19 75

Affiant Maude A Sadler

My commission expires: (Affix Seal) Notary Public W. W. Williams Notary Pub

This is unimproved ( ) improved ( ) property, known as ..... (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 Billy Gene Nickens and wife, Carolyn Jean Nickens, and their ~~successors~~ *heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Billy Gene Nickens and wife, Carolyn Jean Nickens, and their ~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 25th. *day of* July, 19 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

J. H. Sadler

Maude A Sadler

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON } CHEATHAM

Personally appeared before me, B. J. Boyd, a Notary Public in and for said County and State, J. H. Sadler and wife, Maude Sadler,

the within named 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 Ashland City, Tennessee, this 25th day of July, 19 75.

B. J. Boyd Notary Public

Commission expires Jan. 21, 1979

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.....

WARRANTY DEED

FROM

J. H. SADLER AND WIFE, ~~XXXX~~ MAUDE SADLER

TO

BILLY GENE NICKENS AND WIFE, CAROLYN JEAN NICKENS

D 08880

IDENTIF. REFERENCE

JUL 30 10 32 AM '75

FEE $ ..... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238