BOOK 4983 PAGE 46

Mail

THIS INSTRUMENT PREPARED BY
Thompson, Liebengood, and Crawford
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nickolas Damico, Jr. and Patricia Ann Damico (NAME)	Security Federal Savings & Loan Association (NAME)	Map 160-1
917 Forrest Acres Court (STREET ADDRESS OR ROUTE NUMBER)	2700 Franklin Road (STREET ADDRESS)	Parcel 9
Nashville, Tennessee 37220 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37204 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 - ($10.00) - - - - - - - - - - - *Dollars,*

cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and the agreement by Grantees to assume the present indebtedness evidenced by a Deed of Trust of record in Book 4402, page 274, Register's Office for Davidson County, Tennessee,

I, Rebecca F. DuBose,

have this day bargained and sold, and do hereby transfer and convey unto the said Nickolas Damico, Jr. and wife, Patricia Ann Damico their ~~successors~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 4, on the Plan of Forest Acres Subdivision, Section IV, as of record in Book 2331, page 156, Register Office for said County.

Said Lot No. 4 fronts 150 feet on the southerly side of Forest Acres Court, and extends back 277.10 feet on the westerly line and 223.0 feet on the easterly line, to a line in the rear on which it measures 248.2 feet.

Being the same property conveyed to Rebecca F. DuBose by Quitclaim Deed from Richard D. Speight, Trustee, of record in Book 4948, page 743, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following encumbranced: (1) 1975 taxes which are to be prorated and assumed by Grantees; (2) easement and setback line as of record in Book 2331, page 156, said Register's Office, and as amended in Book 3402, page 135, said Register's Office; (3) restrictive covenants of record in Book 2633, page 581 and amended in Book 2646, page 75 and Book 3402, page 135, Register's Office for Davidson County, Tennessee; (4) Deed of Trust as described above.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 51,000.00

Subscribed and sworn to before me, this the 29th day of December, 1975

Affiant

My commission expires: My Commission Expires August 15, 1979

Notary Public

NOTARY PUBLIC CRAWFORD, JR. 33 SEAL

This is unimproved ( ) improved (XX) property, known as 917 Forest Acres Court, Nashville, Tennessee 37220
(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 Nickolas Damico, Jr. and wife, Patricia Ann Damico, 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,* except as noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Nickolas Damico, Jr. and wife, Patricia Ann Damico, their ~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 29th *day of* December, 1975, ~~the execution of any hereby executed instrument is made under seal by duly authorized officers on said day and date.~~

Rebecca F. DuBose

BOOK 4983 PAGE 47

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, George V. CRAWFORD JR. *, a Notary Public in and for said County and State,* Rebecca F. DuBose

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 29th *day of* Dec *, 19* 75

George V. Crawford
Notary Public

Commission expires My Commission Expires August 15, 1979

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

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 .....

DEC29 75 CONV 51,000.00
DEC29 75 S'TAX B* 132.60
DEC29 75 PR'FEE B* .50
DEC29 75 W'DEED B* 4.00 * 137.10

WARRANTY DEED

FROM
REBECCA F. DUBOSE

TO
NICKOLAS DAMICO, JR. , ET UX

D 29870

IDENTIF. REFERENCE

DEC 29 10 45 AM '75

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238