THIS INSTRUMENT PREPARED BY:

David B. Herbert

DAVID B. HERBERT

BOOK 5013 PAGE 397

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
91-10-226	Mr/Mrs Charles B.Warf	First American National Bank c/o Guaranty Mtge. Division P. O. Box 2708 Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) 8DA-23680	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 502 Nichol Avenue	LOAN OR ACCOUNT NO. 30816 PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

APR-76	CONV	11,350.00			
APR-76	S'TAX		B*	29.28	
APR-76	S'TAX		B*	.10	
APR-76	PR'FEE		B*	.50	
APR-76	W'DEED		B*	4.00	* 33.88

BILLY W. HICKLEN and wife, ANITA FAY HICKLEN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CHARLES B. WARF and wife, LENORA WARF

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the southerly 50 feet of the northerly 112 feet of the westerly 150 feet of Block "E" on the Map of Holman Heights, Vernon and Lovell's Subdivision of Blocks 13, 14,15,16 and 17 of the B. F. Cockrill Farm, as of record in Book 332, page 7.

Said part of Block E fronts 50 feet on the easterly side of Nichol Street or Avenue and runs back between parallel lines, from the center of said Street, 150 feet to a dead line.

Being the same property conveyed to Billy W. Hicklen and wife, Anita Fay Hicklen, by deed from Arthur Lee Luna and wife, Patricia Ann Luna, as of record in Book 3642, page 377.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except for 1976 taxes which have been prorated and assumed by Grantees

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 2nd day of April, 1976.

Billy W. Hicklen

Anita Fay Hicklen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5013 PAGE 398

Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Billy W. Hicklen and wife, Anita Fay Hicklen

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, Tennessee, this, the 2nd day of April, 19 76.

My commission expires: 4-23-78

Douglas A. Brace
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 11,350.00

X Charles B. Ward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF April, 1976

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL)

Douglas A. Brace
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

D 4 3 7 1 6

WARRANTY DEED
DBH:mas

FROM

BILLY W. HICKLEN AND WIFE

TO

CHARLES B. WARF AND WIFE

IDENTIF. REFERENCE

APR 7 3 32 PM '76

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Flr, 3rd Natl. Bk. Bldg.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____
Notary Public