THIS INSTRUMENT PREPARED BY

David B. Herbert

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

BOOK 5013 PAGE 401

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr./Mrs. Henry L. Nickens (NAME:)	First American National Bank c/o Guaranty Mortgage Co.	91-13-269
408 Eastboro Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2708 (STREET ADDRESS)	8DA-37540
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

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, DOLLARS

have bargained and sold, and by these presents do transfer and convey unto the said HENRY L. NICKENS and wife, DOROTHY E. NICKENS their, *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being a part of Lot No. 2 on E. T. Brown's Subdivision of an 18 acre Tract on Charlotte Pike, described as follows:

BEGINNING at a point 50 feet south of the boundary line between Lots Nos. 2 and 3 in said plan and running thence eastwardly and parallel with said line 146 feet to a dead line; thence southwardly 50 feet; thence westwardly 146 feet to the easterly margin of Cowan Street; thence northwardly with the easterly margin of Cowan Street 50 feet to the point of beginning, fronting 50 feet on the easterly side of Cowan Street and running back between parallel line 146 feet to a dead line. (Cowan Street is now known as Eastboro Drive.)

Being the same property conveyed to Leona A. Willis Cox, Aubrey J. Willis and Gerald K. Willis, by deed from Willie Marie Willis and husband, Andrew Jackson Willis, as of record in Book 2637, page 545, Register's Office for said County.

LEONA A. WILLIS COX and husband, CHARLES C. COX; AUBREY J. WILLIS and wife, IRENE T. WILLIS and GERALD K. WILLIS and wife, BETTY L. WILLIS,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 20,000.00

Subscribed and sworn to before me, this the 6th day of April 1976

Affiant

My commission expires: 4-23-78 (Affix Seal)

Notary Public

Willie Marie Willis joins in this deed to convey any interest she may have in the life estate retained in the Deed of record in Book 2637, page 545.

unimproved ( )
This is improved (X) property, known as 408 Eastboro Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Henry L. Nickens and wife, Dorothy E. Nickens *their heirs and assigns, forever.*

And we *do covenant with the said* Henry L. Nickens and wife, Dorothy E. Nickens *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And Leona A. Willis Cox and husband, Charles C. Cox; Aubrey J. Willis and wife, Irene T. Willis and Gerald K. Willis and wife, Betty L. Willis *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Henry L. Nickens and wife, Dorothy E. Nickens, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 9th *day of* March, *19*76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Leona A. Willis Cox
Leona A. Willis Cox

Charles C. Cox
Charles C. Cox

Aubrey J. Willis
Aubrey J. Willis

Willie Marie Willis
Willie Marie Willis

Irene T. Willis
Irene T. Willis

Gerald K. Willis
Gerald K. Willis

Betty L. Willis
Betty L. Willis

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Dee Smith, a Notary Public in and for said County and State, the within named Gerald K. Willis and wife, Betty L. Willis

the bargainors, 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 1 day of April, 1976.

Dee Smith, Notary Public.

Commission Expires March 12, 1979.

STATE OF TENNESSEE }
COUNTY OF SHELBY }

Personally appeared before me, Walter W. Adams, a Notary Public in and for said County and State, the within named Aubrey J. Willis and wife, Irene T. Willis

the bargainors, 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 Memphis, Tennessee, this 27 day of March, 1976.

Walter W. Adams, Notary Public.

Commission Expires MY COMMISSION EXPIRES MAY 3, 1976.

STATE OF TEXAS)
COUNTY OF Harris)

Personally appeared before me, Mike Kinnear, a Notary Public in and for said County and State, the within named Leona A. Willis Cox and husband, Charles C. Cox and Willie Marie Willis, the bargainors, 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 Houston, Texas, this 21 day of March, 1976.

Notary Public

My Commission expires:
6-1-77

WARRANTY DEED

DBH:mas

FROM

LEONA A. WILLIS COX, ET AL

TO

HENRY L. NICKENS AND WIFE

APR-76 CONV 20,000.00
APR-76 STAX B* 52.00
APR-76 PRFEE B* .50
APR-76 WDEED B* 8.00
* 60.50

D 4 3 7 1 8

IDENTIF. REFERENCE

APR 7 3 33 PH '76

FEE PAID
REGISTER
DAVIDSON CO., TENN.

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Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

Return to: David Herbert,Atty.
Third National Bank Bldg.