5058 PG 673 ✓

WARRANTY DEED

Crawford

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Marvin A. Nikolaus and	same NASHVILLE,	Map 131-4
wife, Doris J. Nikolaus	(NAME)	
4204 Hillcrest Avenue		Par 159
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37204		
(CITY) (P. O. ZONE) (STATE)	(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 indebtednessevidenced by a Vendor's lien retained in deed from J. Ross Cheshire, Jr. and wife, Sarah McCarley Cheshire to Delton H. Truitt, Jr. and wife, Sue P. Truitt of record in Book 4307, page 60, Register's Office for Davidson County.

We, Delton H. Truitt, Jr. and wife, Sue P. Truitt

have this day bargained and sold, and do hereby transfer and convey unto the said Marvin A. Nikolaus and wife, Doris J. Nikolaus, their

certain real estate in Davidson County, Tennessee, as follows: ~~successors~~ *heirs and assigns,*

Being Lot No. 1 on the Map of the Resubdivision of the J. Ross Cheshire Property, as of record in Plan Book 4175, page 111, described as follows: Beginning at an iron pin in the easterly margin of Hillcrest Avenue, said point being the common corner of the herein described lot and lot No. 63 on the Map of M. N. Young's Parkview Subdivision on Granny White Road as of record in Book 547, page 173, Register's Office for said County; thence with the line between said two lots, south 88° 44' 50" east 316 feet to an iron pin; thence north 02° 47' 04" west 214.95 feet to an iron pin; thence north 89° 12' 21 " west 322.44 feet to a concrete monument; thence south 19° 18' 22" west 171.85 feet to a concrete monument in the northerly margin of Frances Avenue; thence with the northerly margin of said Avenue and crossing that part of Hillcrest Avenue, now closed, south 88° 36' 19" east 89 feet to an iron pin in the easterly margin of Hillcrest Avenue; thence with said Avenue, south 17° 43' 40" west 50 feet to the point of beginning.

Being the same property conveyed to Delton H. Truitt, Jr. and wife, Sue P. Truitt, by deed from J. Ross Cheshire, Jr. and wife, Sarah McCarley Cheshire, of record in Book 4307, page 60, Register's Office for said County, the said Sue P. Truitt and S. P. Truitt being one and the same person (cont.)

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 50,000.00

Subscribed and sworn to before me, this the 18th day of August 19 76

x Affiant

My commission expires My Commission Expires August 15, 1979 (Affix Seal) Notary Public

This is unimproved ( ) improved (X) property, known as 4204 Hillcrest Avenue, Nashville, Tennessee 37204
(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 Marvin A. Nikolaus and wife, Doris J. Nikolaus, 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 on back of this Deed.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Marvin A. Nikolaus and wife, Doris J. Nikolaus, their

~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 18th *day of* August, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Delton H. Truitt Jr.
Delton H. Truitt, Jr.

x Sue P. Truitt
Sue P. Truitt

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, George V. CRAWFORD, JR., a Notary Public in and for said County and State, Delton H. Truitt, Jr. and wife, Sue P. Truitt

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 Nashville, Davidson County Tennessee, this 18th day of August, 1976

George V. Crawford
Notary Public

Commission expires: My Commission Expires August 15, 1979

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

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.....

(cont.)
This conveyance is made subject to the following encumbrances:
(1) 1976 Taxes to be prorated and assumed by Grantees.
(2) Easement for sanitary sewer granted City of Nashville by grant from J. R. Cheshire, Jr. and wife, of record in Book 3368, page 478, Register's Office for Davidson County, Tennessee.
(3) Easement for public utilities and drainage, sewer easements, and easement for the flow of Brown's Creek and conditions of owner's certificate as shown on plan of record in Book 4175, page 111, Register's Office for Davidson County, Tennessee.
(4) Covenants and restrictions, but omitting any such covenant or restriction based on race, color, religion or national origin contained in instrument recorded in Book 734, page 711, as modified in Book 736, page 226, Register's Office for Davidson County, Tennessee.
(5) Vendor's lien retained in deed from J. Ross Cheshire, Jr. and wife, Sarah McCarley Cheshire to Delton H. Truitt, Jr. and wife, Sue P. Truitt of record in Book 4307, page 60, Register's Office for Davidson County, Tennessee.

AUG 18 76	CONV	50,000.00			
AUG 18 76	S'TAX		B*	130.00	
AUG 18 76	PR'FEE		B*	.50	
AUG 18 76	W'DEED		B*	4.00	* 134.50

WARRANTY DEED

FROM
Delton H. Truitt, Jr. and wife, Sue P. Truitt

TO
Marvin A. Nikolaus and wife, Doris J. Nikolaus

D 63796

IDENTIFICATION REFERENCE

AUG 18 2 29 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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