BOOK 5 PAGE 718

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
A.A. Colebrooke (NAME)	same (NAME)	117-4
Route #1 (STREET ADDRESS OR ROUTE NUMBER)	same (STREET ADDRESS)	Par 322
Arrington, Tenn. 37014 (CITY) (STATE) (ZIP CODE)	same (CITY) (STATE) (ZIP CODE)	24W-121.35

WARRANTY DEED

For and in consideration of the sum of Fourteen Thousand and No/100 $14,000.00 DOLLARS

Cash paid in hand by A. A. Colebrooke the receipt of which is hereby acknowledged.

I Rufus C. Nicks, and wife Barbara A. Nicks.

MAR22 78	CONV	14,000.00			
MAR22 78	S'TAX		B*	36.40	
MAR22 78	R'FEE		B*	.50	
MAR22 78	W'DEED		B*	4.00	* 40.90

have bargained and sold, and by these presents do transfer and convey unto the said A.A. Colebrooke

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 103 on the Plan of Belmont Land Company's Plan called Belmont Heights, as of record in Book 421, page 34, Registers Office for said County.
Said Lot No. 103 fronts 100 feet on the northerly side of Sweetbrier Avenue, and runs back between parallel lines, 188 feet to an alley.

Being the same property conveyed to Rufus C. Nicks by deed from Samuel L. McKissack and wife Olivia McKissack, of record in book 4410 page 238 Registers Office Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1504 Sweetbrair Avenue
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

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.

Witness our hands this 27th day of January, 19 78.

Rufus C. Nicks

Barbara A. Nicks

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STATE OF MISSISSIPPI
COUNTY OF Oktibbeha

Personally appeared before me, Mrs. Faye Kent Gullette, a Notary Public in and for said County and State, the within named Rufus C. Nicks AND BARBARA A. NICKS

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

Witness my hand and official seal at Starksville, Mississippi, this 27th day of January, 1978.

My commission expires Commission Expires October 15, 1980 Notary Public Faye Kent Gullette

STATE OF TENNESSEE
COUNTY OF _____

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

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 14,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 20th day of March, 1978.

My commission expires 6-1-80 Notary Public H. E. Dixon

H. E. DIXON NOTARY PUBLIC TENN.

This instrument was prepared by:

Name	Address
Atty: J. F. McClellan	941 Jefferson Street Nashville, Tn. 37208

WARRANTY DEED

FROM Rufus C. Nicks and wife Barbara A. Nicks

TO A. A. Colebrooke

E 55836

IDENTIF. REFERENCE

MAR 22 12 55 PM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219