This instrument was prepared
by: James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

04-64-699-6

BOOK 5300 PAGE 186

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas E. Malone	Security Federal Savings & Loan Assn	Map 102-8
(NAME)	(NAME)	
828 Hillwood Boulevard	4235 Hillsboro Road	Parcel 50
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37209	Nashville, TN 37215	
(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 by Thomas E. Malone, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Wilmer Eugene Nicks and wife, Jeanette H. Nicks

have this day bargained and sold, and do hereby transfer and convey unto the said Thomas E. Malone

his *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 57 on the Map of Horton Heights, Section VII, as of record in Book 2133, page 25, Register's Office for said County.

Said Lot No. 57 fronts 86 feet on the northerly side of Hillwood Boulevard and runs back 263 feet on the westerly line and 262 feet on the easterly line, to a dead line in the rear on which it measures 86 feet thereon.

The above described property was conveyed to Wilmer Eugene Nicks and wife, Jeanette H. Nicks, by deed from Edward C. Maynard and wife, Stella Troxel Maynard, of record in Book 2490, page 89, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a 10-foot easement along rear line of lot and a 40-foot setback line from Hillwood Boulevard, and conditions of Owner's Certificate of record in Book 2133, page 25, Register's Office of Davidson County, Tennessee, also an Agreement as to the use of a joint driveway of record in Book 2490, page 97, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 35,000.00

Subscribed and sworn to before me, this the 15th day of June, 19 78

Affiant

My commission expires 2-12-80

(Affix Seal)

Notary Public

This is [ ] unimproved [X] improved property, known as 828 Hillwood Boulevard (House Number) Nashville, TN (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 Thomas E. Malone his *(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 for 1978 taxes which are prorated and assumed by the grantee

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Thomas E. Malone his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand (s) *this* 15th *day of* June, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Wilmer Eugene Nicks

Jeanette H. Nicks

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Wilmer Eugene Nicks and wife, Jeanette H. Nicks

the within named Bargainor, 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 Nashville *Tennessee, this* 8th *day of* June, *19* 78

Wanda Tutt *Notary Public*

Commission expires 2-10-80

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 .....

E 71803

IDENTIF. REFERENCE

JUN 19 10 03 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN 19 78	CONV	35,000.00			
JUN 19 78	S'TAX		B*	91.00	
JUN 19 78	PR'FEE		B*	.50	
JUN 19 78	W'DEED		B*	4.00	* 95.50

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238