This Instrument Was Prepared
By: Paul W. Couch, Attorney at Law
322 Exchange Building
Nashville, TN

BOOK 5957 PAGE 101

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Malcolm Q. Nickens (NAME)	BRADLEY D. NICKENS (NAME)	Map 72 - 10
Rt. 1 Box 192 (STREET ADDRESS OR ROUTE NUMBER)	RT 1 BOX 192 (STREET ADDRESS)	Par - 215
Greenbrier, Tn. 37073 (CITY) (STATE) (ZIP)	GREENBRIER, TN. 37073 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*
---

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

I, Evie Elizabeth Nickens, a single person

have this day bargained and sold, and do hereby transfer and convey unto the said

Malcom Q. Nickens, his

the Grantees herein, ~~XXXXXXXX~~, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Beginning at a point in the west margin of Northview Avenue 125 feet north of the northwest corner of Moneta Street and Northview Avenue, said point bieng 128½ feet east of the right-of-way of the Lewisburg and Northern Railroad; thence northerly with the western margin of Northview Avenue 55 feet to a point; thence at right angle westerly 122 feet more or less, to the right-of-way of the Lewisburt and Northern Railroad; thence southerly the said right-of-way 55 feet to a point; thence easterly and parallel with Moneta Street 128½ feet to the point of beginning.

Being the same property conveyed to A. L. Nickens and wife, Evie Elizabeth Nickens by deed from Charles Phillips and wife, Gladys H. Phillips of record in Book 842, page 127, Register's Office for Davidson County, Tennessee. The said A. L. Nickens is now deceased.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 2000.00

Subscribed and sworn to before me, this the 29th day of October 1982

Affiant

My commission expires: 10/15/83 (Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property, known as 2302 Northview Ave, Nashville, Tn. 37216
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs 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.

Witness our hands this 23rd *day of* Sept *, 19* 82 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Evie Nickens

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Margaret C Grace *, a Notary Public in and for said County and State,* Evie Elizabeth Nickens

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

Witness my hand and official seal at Nashville *this* 23rd *day of* September, 1982.

Margaret C Grace
Notary Public

Commission expires July 21, 1985

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.....

WARRANTY DEED

FROM

EVIE ELIZABETH NICKENS

TO

MALCOM Q. NICKENS

H 14866

IDENTIF. REFERENCE

OCT 29 1 27 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5957 PAGE 103

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			20000.00- CO	
			52.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	58.50-
6881A	10/29/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 14866

IDENTIF. REFERENCE

OCT 29 1 27 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 907451