FORM NO. WD-1

Mortgagee: First Southern Savings and Loan Association

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,500.00

Larry E. Nicks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF August 1987.

John V. Adams
Notary Public

MY COMMISSION EXPIRES 11-1-87
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Wilmer H. Nicks et al (NAME) | Same (NAME) | Map 9-55 |
| 7819 Ridgewood Road, (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | FB# 14D 30250 |
| Goodlettsville, TN 37072 (CITY) (STATE) (P O ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Clinton Allred and wife, Betty S. Allred,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry E. Nicks, unmarried, Wilmer E. Nicks and wife, Jeanette H. Nicks, as joint tenants with rights of survivorship,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, described according to a survey made by C. J. Carney, Surveyor, April 5, 1959, as follows:

Beginning in the center of Cotton Patch Road, south 44 degrees 35' east 178.5 feet, south 37 degrees east 197 feet and south 14 degrees east 184.8 feet from the southeasterly corner of the property conveyed to William T. Williams, Jr., and wife, by deed from L.F. Durocher, Jr., and wife, of record in Book 2535, page 621, Register's Office for said County; thence with the center of said Road, south 14 degrees east 210 feet; thence south 66 degrees 30' west 1070.0 feet; thence north 3 degrees east 229 feet; thence north 66 degrees 30' east 1003.7 feet to the beginning, containing 4.88 acres, more or less.

Being the same property conveyed to Clinton Allred and wife, Betty S. Allred by deed from Horace L. Smith and wife, Dorothy A. Smith of record in Book 3376, page 299, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (a) property taxes for 1987 for which Grantees will be responsible; (b) restrictive covenants of record in Book 2925, page 51, Register's Office for said County; and (c) the easement of record in Book 2281 at page 336, said Register's Office.

Cotton Patch Road is now known as Ridgewood Road.

This is unimproved ( ) improved (X) property, known as 7819 Ridgewood Road, Goodlettsville, TN 37072
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 7th day of August, 19 87

Clinton Allred
Clinton Allred

Betty S. Allred
Betty S. Allred

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Clinton Allred and wife, Betty S. Allred

the 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, Tennessee, this 7th day of August 19 87

Commission expires 11-1-87

John V. Adams
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Clinton Allred and wife,

TO

Betty S. Allred

IDENTIFICATION REFERENCE

Larry E. Nicks, unmarried

AUG 11 11 24 AM '87

Wilmer E. Nicks and wife, Jeanette H. Nicks

DAVIDSON COUNTY, TN

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5. 4. 7. 5. 5.

IDENTIFICATION REFERENCE

AUG 11 11 24 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 04278