pile 41

WARRANTY DEED

BOOK 8207 PAGE 734

FROM: Roy S. Nicks

TO: Roy S. Nicks and wife, Ann Gibson Nicks

This instrument was prepared by:
William B. Drescher
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
3527 Binkley Road Joelton, TN 37080		14 - 59
		Field Book Numbers
	Mr. and Mrs. Roy Nicks 3527 Binkley Road Joelton, TN 37080	14D-27450

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Zero Dollars ($0).

Roy S. Nicks
Affiant

SUBSCRIBED AND SWORN TO before me, this the 21st day of September, 1990.

Notary Public

My Commission Expires: 1/23/94

FOR AND IN CONSIDERATION OF love and affection, but no monetary consideration, the receipt and sufficiency of which are hereby acknowledged, and pursuant to T.C.A. Section 66-1-109 for the purposes of creating an estate by the entireties in and to the entire interest in the herein described real property, previously held solely by the Grantor, Roy S. Nicks, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Roy S. Nicks and wife, Ann Gibson Nicks, Grantees, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Ralph W.C. Lambert, Surveyor, dates April 30, 1961, as follows: BEGINNING in the southerly margin of Binkley Road, at a point being the northwest corner of D.L. Boyd, Sr., Deed Book 5683, page 21, Register's Office for Davidson County, Tennessee, and being the northeast corner of the within described tract. Thence, South 18 degrees 42 minutes 59 seconds West 374.83 feet to a point; thence South 11 degrees 08 minutes 23 seconds West 462.14 feet to a point on L. W. Hicks north line said point being the southeast corner of this tract. Thence, North 84 degrees 00 minutes 19 seconds West along the northerly line of said L.W. Hicks and H. Baldwin to a point being the southwest corner of this tract. Thence, North 7 degrees 26 minutes 00 seconds East 879.63 feet to a point being the northwest corner of this tract and the southwest corner of J.M. Clinard, Deed Book 2705, page 281, Register's Office for Davidson County, Tennessee. Thence South 83 degrees 34 minutes 34 seconds East 435.18 feet to a point in the south line of said J.M. Clinard. Thence South 82 degrees 45 minutes 00 seconds East 185.50 feet to a point in the south margin of Binkley Road. Thence South 73 degrees 16 minutes 27 seconds East 247.70 feet along the south margin of Binkley Road to the point of beginning containing 16.02 acres more or less according to survey by Mack Bennett Jr. registered land surveyor dated May 13, 1986.

Being the same property conveyed to Roy S. Nicks by deed from Bobby W. Burrough and wife, Janice P. Burrough, of record in Book 8105, page 817, Register's Office for Davidson County, Tennessee.

This is improved property, known as 3527 Binkley Road, Joelton, Tennessee 37080.

This conveyance is expressly made subject to the following:

1. The lien for 1990 taxes.

2. All matters of record, including, without limitation, those matters set out in deed of record in Book 8105, page 817, Register's Office for Davidson County, Tennessee.

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, as tenants by the entireties, their heirs, successors, and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has

a good right to convey it, and the same is unencumbered and unrestricted except as to matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, his heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand this 21st day of September, 1990.

Roy S. Nicks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Jane L. Davis, a Notary Public in and for the aforesaid State and County, Roy S. Nicks, after being first duly sworn according to law, did make oath and affirm that the foregoing Warranty is true and correct to the best of his knowledge, information, and belief.

Witness my hand, at Office, this 21st day of September, 1990.

Jane L. Davis
Notary Public

My Commission Expires: 1/23/94

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IDENTIF. TREFERENCE

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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

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