0149882

IDENTIFICATION REFERENCE BOOK 9946 PG 65

WARRANTY DEED

MAIL ENV.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

95 FEB 13 AM 9:22

The actual consideration or value, whichever is greater, for this transfer is $55,398.17

AFFIANT

Subscribed and sworn to before me, this the 25th day of Jan, 1996.

NOTARY PUBLIC
COMMISSION EXPIRES:

ROY STARTUP, NOTARY PUBLIC
DAVIDSON COUNTY, STATE OF TENNESSEE
MY COMMISSION EXPIRES 11-20-96

THIS INSTRUMENT WAS PREPARED BY: Herbert L. Buchanan, Jr.
100 Oaks Office Tower-Suite 300
Nashville, TN 37204-3669

ADDRESS NEW OWNER:

Rowena Vantrease Ray
Ellene Vantrease Everhart
119 Graycroft Drive
Madison, TN 37115

SEND TAX BILLS TO:

Rowena Vantrease Ray
119 Graycroft Drive
Madison, TN 37115

MAP-PARCEL NUMBERS:

Map 84-4
Parcel 1
Book No. 03DV67580

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, Claude Harold Nicks and wife, Katie McMullin Nicks, the Grantors, have bargained and sold, and by these presents does transfer and convey unto Rowena Vantrease Ray and Ellene Vantrease Everhart, 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:

A one third (1/3) undivided interest in a tract of land in the 3rd Civil District of Davidson County, Tennessee being known as a part of the Frank McGavock Lands, or a part of the Alex Perry tract, and described according to a survey made by Erle Drake, County Surveyor, March 27, 1928, as follows:

Beginning at a point in the center line of McGavock Road at the southwest corner of a tract conveyed to R. H. Allen by deed from Alex Perry, being 300 feet south of the southwest corner of the tract conveyed to E. B. Lanter by deed from Alex Perry, of record in Book 489, Page 353, Regiser's Office for said County; thence

along the center line of said road south 11 degrees west 315 feet to a point; thence south 79 degrees east 900 feet to a point; thence north 11 degrees east 315 feet to R. H. Allen's southeast corner; thence with his east line north 79 degrees west 900 feet to the point of beginning, containing six and one half acres more or less.

Being the same property conveyed to Claude Harold Nicks pursuant to the Last Will and Testament of Ellen Vantrease Nicks as of record in the Probate Clerk's Office of Davidson County, Tennessee, Case No. 94P1766.

From the parcel of real property described above, the Grantees, Ellen Pack Vantrease Nicks and husband, Claude Nicks, subdivided the real property as shown in Plat Book 6900, Page 609 and shown on the Plan of Autumn Chase and sold and conveyed Lot No. 1 to H M Properties, Inc., a corporation, such conveyance being recorded in Book 7499, Page 227, Register's Office for Davidson County, Tennessee.

This is improved property known as 3115 & 3117 McGavock Pike
Nashville, TN 37214

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 by virtue of the Will aforesaid, have a good right to convey it, and that to the best of our knowledge and belief it is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves and 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 25th day of Jan, 1996

Claude Harold Nicks
CLAUDE HAROLD NICKS

Katie McMullin Nicks
KATIE MCMULLIN NICKS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 9946PG 67

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CLAUDE HAROLD NICKS AND WIFE, KATIE MCMULLIN NICKS, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Davidson County, Tennessee on this 25th day of Jan., 1996.

NOTARY PUBLIC

ROY STARTUP, NOTARY PUBLIC
DAVIDSON COUNTY, STATE OF TENNESSEE
MY COMMISSION EXPIRES 11-20-96

MY COMMISSION EXPIRES

7459 02/23 1101 03CHECK 217.97

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 9946 PG 68

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

CAMT 55398.17
CON TX 204.97
PRFEE 1.00
MDEED 12.00
TOTAL 217.97
CHECK 217.97

02/13/96 01 09:23 0001 7458

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01149882
IDENTIF. # REFERENCE

96 FEB 13 AM 9:2
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1005657