PICK-UP

Davidson County DEEDWARR
Recvd: 04/16/01 14:35 3pgs
Fees:15.00 Taxes:0.28
20010416-0036833

W A R R A N T Y D E E D

PARCEL NO: 081-11-484

ADDRESS - New Owner & TAX Bill
William H Nichols & ETUX
@ 2618 Meharry Blv
Nashville TN 37208

This deed was prepared by:
Mose J. Davie, Attorney
1026-4th Ave., North
Nashville, Tennessee 37219

For and in consideration of the sum of one dollar, ($1.00), cash in hand, paid to me, the receipt of which is hereby acknowledged, and for other good and valuable considerations.

I, Aline Nichols, have bargained and sold and by these presents do hereby transfer and convey unto William H. Nichols and wife, Emogene R. Nichols, the fee simple interest, in a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being a lot on the east side of Arthur Avenue and being a portion of lot 295 on the plan of Mc Gavock, Wetmore and Other 1st Addition to Nashville, called the Town of Mc Gavock, as of record in Book 21, page 23 Register's Office for said County, and being part of the property conveyed to C. Wade Wilkes and wife, by deed of S. J. Gillem and wife, of record in book 774, page 57, said Register's Office, said deed dated November 16, 1927.
> Said lot is on the east side of Arthur Avenue and begins at a point approximately 122-1/2 feet from the intersection of Arthur Avenue and Buchanan Street, said point being the southwest corner of a lot heretofore deeded by C. Wade Wilkes and wife, to J. C. Johnson and wife, and extends in a southerly direction along the east side of Arthur Avenue approximately 63 feet to a point which is the beginning of Price property; thence in an easterly direction along the Price property line a distance of approximately 54 feet to a point which is the southwest corner of property of Farmer; thence in a northerly direction along the line of Farmer a distance of approximately 30 feet and two inches to a point which is the southeast corner of a lot heretofore deeded by C. Wade Wilkes and wife, to Floyd Thomas Martin and wife; thence in a westerly direction a distance of 89-9/10 feet along the south lines of the Martin and Johnson property to the point of beginning.

Being the same property conveyed to Josh M. Nichols and wife, Aline Nichols, the said Josh M. Nichols having since died, by deed from Elizabeth Gentry, a widow, as of record in Book 3952, page 214, Register's Office for said County.

The land is improved and known as 1736 Arthur Avenue, Nashville, Tennessee, 37208.

Send all tax statements to William H. Nichols and wife, Emogene R. Nichols, 1736 Arthur Avenue, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to William H. Nichols and wife, Emogene R. Nichols, their heirs and assigns forever.

AND I, Aline Nichols, do further covenant and bind myself, my heirs and assigns, to warrant and forever defend title to the said land to William H. Nichols and wife, Emogene R. Nichols, that I am lawfully seized and possessed of the land in fee simple interest; have a good right to convey it, and the same is unencumbered.

AND I, Aline Nichols do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to William H. Nichols and wife, Emogene R. Nichols, their heirs and assigns against the claims of all persons whomsoever.

WITNESS MY HAND on this the 24th day of February, 1976.

Aline Nichols

ALINE NICHOLS

STATE OF TENNESSEE)
:
COUNTY OF DAVIDSON)

Personally appeared before me, Mose T. Davis, a Notary Public in and for said County and State, the within named, Aline Nichols, 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 in Nashville, Tennessee, on this, the 27th day of February, 1976.

NOTARY PUBLIC

My commission expires: Nov 6, 1976

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 75.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF APRIL 20 04.

Deputy Register