THIS INSTRUMENT PREPARED BY:
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Davidson County DEEDWARR
Recvd: 11/15/04 15:49 5pgs
Fees:28.00 Taxes:296.00
20041115-0137065

WARRANTY DEED

Address of New Owner	Send Tax Bills to:	Map and Parcel No.
Sherman E. Nickens	Same	Map 61
2633 Woodyhill Drive		Parcel 25
Nashville, Tennessee 37207		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, MELVIN TATE NICKINS, hereinafter called the GRANTOR, has bargained and sold and by these presents does transfer and convey unto SHERMAN E. NICKENS, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in the 12th Civil District of Davidson County, State of Tennessee, described as follows to-wit:

Being in the 12th, formerly 17th Civil District of said County, and described according to a survey by H. B. Fowlkes, Surveyor in October, 1945, as follows:

Beginning at a point in the center line of Ben Allen Road as now located, opposite the southwest corner of Lot No. 246 on the Plan of Maplewood Heights Subdivision No. 2, of record in book 547, pages 103 and 104, Register's Office for said County, and running thence with the westerly line of said Subdivision, North 13° East 1521 feet to a point which is 34.5 feet north of the common corner of Lots Nos. 233 and 234 of said Subdivision, at the southeast corner of the Peach property; thence along Peach's south line and along the south line of the J. C. McRae property, North 55° 50' West 1229.5 feet to an inner corner of the J. C. McRae property; thence with McRae's easterly line, South 10° West 828 feet to a point in the center line of Ben Allen Road, as now located; thence with the center line of the same as follows: South 57° 45' East 80 feet, South 54° 50' East 100 feet, South 46° 50' East 100 feet, South 38° 15' East 100 feet, South 31° 10' East 100 feet, South 22° 30' East 100 feet, South 17° 45' East 700 feet, South 21° 20' East 50 feet, South 31° 10' East 100 feet, South 46° 15' East 100 feet, South 60° 03' West 100 feet to the point of beginning, containing 28.54 acres, more or less.

Being the same property conveyed to George W. Nickins and wife, Melvin Tate Nickins, by deed from Olive B. Beck and husband, John J. Beck, of record in Book 2083, page 634 Register's Office for said County, the said George W. Nickins having since died.

EXPRESSLY EXCLUDED FROM THIS CONVEYANCE:

Two tracts of land in the 12th, formerly 17th Civil District of said County, described according to a survey made by Stephen A. Draper, Surveyor, dated May 24, 1962, as follows:

Tract No. I: Beginning at a point in the northeasterly margin of Ben Allen Road, in the westerly line of the Maplewood Heights Subdivision, Section 2, of record in Book 547, pages 103 and 104, Register's Office for said County; thence with the northeasterly margin of said Ben Allen Road, northwestwardly 1119 feet to a point; thence north 67 deg. 25' east 403 feet to a point; thence south 23 deg. east 70 feet to a point thence south 18 deg. 30' east 70 feet to a point; thence south 17 deg. 45' east 599 feet to a point in the westerly line of said subdivision; thence with the westerly line of said subdivision, south 13 deg. west 491 feet to the point of beginning, containing 8.80 acres, more or less.

Tract No. II: Beginning at a point in the easterly line of the J. C. McRae property, said point being located 423 feet south 10 deg. west of the northwest corner of the tract conveyed to George W. Nickins and wife, by deed from Olive B. Beck and husband, or record in Book 083, page 634, said Register's Office; thence south 57 deg. 50' east 257 feet to a point; thence south 63 deg. 05' east 140 feet to a point; thence south 60 deg. east 70 feet to a point; thence south 55 deg. 04' east 70 feet to a point; thence south 41 deg. east 90 feet to a point; thence south 38 deg. east 100 feet to a point; thence south 64 deg. west 406 feet to a point in the northeasterly margin of Ben Allen Road; thence with the margin of the same, northwestwardly 353 feet to a point; thence north 10 deg. east 378 feet to the point of beginning, containing 4.69 acres, more or less.

Being part of the property conveyed to George W. Nickins and wife, Melvin Tate Nickins, by deed from Olive B. Beck and husband, John J. Beck, of record in Book 2083, page 634, Register's Office for Davidson County, Tennessee.

FURTHER EXCLUDED FROM THIS CONVEYANCE:

A tract of land in the 12th, formerly the 17th Civil District of Davidson County, Tennessee, described according to a survey made by Stephen A. raper, Surveyor, dated May 24, 1962, as follows:

Beginning at a point, which is the northmost corner of an 4.69 acre tract conveyed to W. B. Williams by deed of record in Book 3398, page 215, Register's Office for said County, and known as Tract No. II; thence in a northeasterly line North 10 deg. East 423 feet to a point; thence in a southeasterly line South 55. deg. 50' East 823.5 feet to a point; thence in a southwesterly line South 39. deg. West 266 feet to a point; thence in a southerly direction 209 feet to a point in the center of a 50-foot roadway leading to Ben Allen Road; thence in a northwesterly line North 38 deg. West 125 feet to a point; thence North 41 deg. West 90 feet to a point; thence North 55 deg. 04' West 70 feet to a point; thence North 60 deg. West 70 feet to a point; thence North 63 deg. 05' West 140 feet to a point; thence North 57 deg. 50' West 257 feet to the point of beginning, containing 6.38 acres more or less.

Being part of the same property conveyed to George W. Nickins and wife, Melvin Tate Nickins by deed from Olive B. Beck and husband, John J. Beck, of record in Book 2083, page 634, said Register's Office.

A fifty foot easement is hereby granted to the grantees herein for the benefit of the above-described lands across the lands of the grantors for ingress and egress to Ben Allen Road. Said easement is located

twenty five feet each side of a line form the southeast corner of the above-described land to Ben Allen Road which line runs in a southwesterly direction and parallel with the northwesterly line of that tract of land conveyed by grantors herein to grantees herein by another deed of even date herewith. Said easement is an easement running with the land. The foregoing easement is likewise for the use and benefit of the other tract of land conveyed by the grantors herein to the grantees herein by another deed of even date herewith.

FURTHER EXCLUDED FROM THIS CONVEYANCE:

Land in Davidson County, Tennessee, being a tract of land in the 12th Civil District, formerly the 17th Civil District of said County, and described according to a survey made by Stephen A. Draper, Surveyor dated May 24, 1962, as follows:

Beginning at a point at the northwesterly corner of an 8.80 acre tract conveyed to W. B. Williams and known as Tract No. 1; thence in a northwesterly direction along the east margin of Ben Allen Road, 100 feet to a point; thence in a northeasterly line North 61 deg. East 40 feet to a point; thence in a southeasterly line, South 32 deg. East 100 feet to a point; thence on a southwesterly line 403 feet to the point of beginning, containing 0.42 acres, more or less.

Being part of the property conveyed to George W. Nickins and wife, Melvin Tate Nickins, by deed from Olive B. Beck and husband, of record in Book 2083, page 634, Register's Office for said County.

FURTHER EXCLUDED FROM THIS CONVEYANCE:

Land in the 12th, formerly the 17t, Civil District of said County and State, described according to a survey made by Don R. Carver, Surveyor, March 17, 1970, as follows:

Beginning at the northwest corner of a 50-foot strip of land leading to Hudson Avenue conveyed to Terry Wayne Nickins and wife, by deed from Elbert J. Piper, et al. of record in Book 4398, page 47, Register's Office for said County; said point being also in the western boundary line of the Maplewood Heights Second Subdivision, of record in Book 547, pages 103 and 104; thence with said Subdivision north 13 deg. east 104 feet to a point; thence north 55 deg. 30' west 139.2 feet to a point; thence south 45 deg. 15' west 423.18 feet to a point; thence south 18 deg. 30' east 125 feet to a point; thence south 23 deg. east 70 feet to a point; thence south 53 deg. 17' east 240 feet to a point in the western boundary line of said subdivision; thence with same north 13 deg. east 450 feet to the beginning.

Being part of the property conveyed to George W. Nickins and wife, Melvin H. Nickens, by deed from Olive B. Beck and husband, of record in Book 2083, page 634, said Register's Office.

This tract to be used together with 50 foot strip of land we have already conveyed to Terry Wayne Nickins and wife, of record in Book 4398, page 47, Register's Office for said County, as an ingress and egress to above-described property from Hutson Avenue.

FURTHER EXCLUDED FROM THIS CONVEYANCE:

Beginning at the point of intersection of the north boundary of the Peggy G. Clark Property and the east margin of Ben Allen Road; thence along the said east margin northwestwardly 50, more or less to a point; thence North 67 deg. 37 mins. East 1.29 feet to a point; thence along a curve right having a radius of 798.20 feet and being at all points 32 feet parallel to the center of the proposed improvement of Ben Allen Road southeastwardly for 49.91 feet to a point in the said north boundary; thence along the said north boundary South 67 deg. 37 mins. East 1.87 feet to the point of beginning and containing 79 square feet and being part of the property conveyed by Olive B. Beck and husband to George W. Nickins and wife, Melvin Tate Nickins of record in Book 2083, page 634, Register's Office for Davidson County, Tennessee.

This instrument is being executed pursuant to a Durable General Power of Attorney of record as Instrument No. 20040304-0025014, Register's Office for Davidson County.

The property described herein is subject to any and all restrictions and easements of record.

This is improved property known as: 3811 Picture Ridge Terrace, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and we do covenant with the said GRANTEE, 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 assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural and the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY HAND this 10th day of November, 2004.

Melvin Tate Nickins by Sherman E. Nickens POA

MELVIN TATE NICKINS by SHERMAN E. NICKENS, Attorney-in-Fact

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, SHERMAN E. NICKENS, 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 Goodlettsville, Tennessee on this the 10th day of November, 2004.

NOTARY PUBLIC

My Commission Expires: 5/28/06

STATE OF TENNESSEE)
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $ 80,000.00 .

Subscribed and sworn to before me, this the 10th day of November, 2004.

Affiant

NOTARY PUBLIC

My Commission Expires: 5/28/06