BOOK 4362 PAGE 282

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG.
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL, NUMBERS
Eugene Richard Sams, Jr. (NAME)	Dobson & Johnson, Inc. (NAME)	
4708 Churchwood Drive (STREET ADDRESS OR ROUTE NUMBER)	1109 J. C. Bradford Building (STREET ADDRESS)	Map 132-14
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 55

FOR AND IN CONSIDERATION of the sum of $10.00----------

----------TEN AND NO/100---------- Dollars,

Cash paid by Eugene Richard Sams, Jr. and wife, Peggy B. Sams, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said of the unpaid principal balance of a note in the original amount of $29,000.00, secured by a deed of trust to Albert Wm. Johnson, Trustee, dated December 4, 1967, filed December 12, 1967 and recorded in book 4196, page 579, Register's Office for Davidson County, Tennessee.

We, Eddy G. Nicholson and wife, Linda B. Nicholson,

have this day bargained and sold, and do hereby transfer and convey unto the said Eugene Richard Sams, Jr. and wife, Peggy B. Sams, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 85 on the Plan of Oak Hill Valley, as of record in Book 1835, pages 15 and 16, Register's Office for said County, and described as follows:

Beginning at a point in the east margin of Churchwood Drive at the corner of Lots 85 and 86; thence with the line between said lots, easterly 250.76 feet to a point; thence southerly 192.03 feet to the north margin of Robertson Academy Road; thence with the margin of the same, westerly 241.09 feet to the beginning of a curve; thence around said curve, northwesterly 48.69 feet to the easterly margin of Churchwood Drive; thence with the margin of the same, northerly 170.6 feet to the point of beginning.

Being the same property conveyed to Eddy G. Nicholson and wife, Linda B. Nicholson by deed from Ralph Vulcano and wife, of record in book 4196, page 577, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 38,000.00

Affiant

Subscribed and sworn to before me, this the 3rd day of Sept 1969

Notary Public

My commission expires: 10/24/70 (Affix Seal)

This is { } unimproved { } improved property, known as (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Eugene Richard Sams, Jr. and wife, Peggy B. Sams, their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as stated herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Eugene Richard Sams, Jr. and wife, Peggy B. Sams, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 3rd day of Sept, 1969, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X Eddy G. Nicholson
Eddy G. Nicholson

X Linda B. Nicholson
Linda B. Nicholson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Thomas J. Williams, *a Notary Public in and for said County and State,* TENN.

the within named bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Tennessee, *this* 3 15 *day of* August, 1969.

Thomas J. Williams *Notary Public*

Commission expires 4-15-69

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ....self *to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ....he *as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ....self *as* .....

Witness my hand and seal, at office in ....., *this* ....day *of* ....., 19.....

.....*Notary Public*

Commission expires .....

WARRANTY DEED

FROM

EDDY G. NICHOLSON, ETUX

TO

EUGENE RICHARD SAMS, JR., ETUX

A 52891

IDENTIF. REFERENCE

SEP 4 12 03 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP-4 69	CONV	38,000.00			
SEP-4 69 S'TAX			A*	98.80	
SEP-4 69 PR'FEE			A*	.50	
SEP-4 69	W'DEED		A*	3.00	* 102.30

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.-S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Dobson & Johnson, Inc.