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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,000.00

C. L. McNatt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF March 19 70

Notary Public

MY ~~COMMISSION EXPIRES~~: Deputy Register
~~(AFFIX SEAL)~~

THIS INSTRUMENT WAS PREPARED BY
H. Philip Sadler, Attorney, 2623 Lebanon Road, Donelson, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr.-Mrs. Charles L.Nichols III (NAME)	(NAME)	Map 42-9
701 Westchester Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pcl 91
Madison Tenn. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Sub

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, Odis L. Tines and wife, Rosie L. Tines,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles L. Nichols III and wife, Susan Nichols,

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:

Being Lot No. 37 on the Plan of Section 1, Kemper Heights, of record in Book 2331, page 65, Register's Office for County.

Said Lot 37 fronts 80 feet on the south side of Westchester Drive and extends back 262 feet on the west line and 249 feet on the east line to a dead line in the rear on which it measures 81.5 feet.

Being the same property conveyed to Odis L. Tines and wife, Rosie L. Tines, by deed from Myrtle E. Smith, of record in Book 4233, page 540, Register's Office for said County.

As a part of the consideration of this conveyance, the grantees herein hereby assume the obligation and agree to pay the present balance due on a certain note secured by a deed of trust, of record in Book 3441, page 29, Register's Office for Davidson County, Tennessee.

This is ~~unimproved~~ improved (X) property, known as 701 Westchester Drive Madison Tenn.
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 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 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. Wherever 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 hand S this 16 day of March, 19 70

x Odis L. Tines

x Rosie L. Tines

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Odis L. Tines and wife, Rosie L. Tines,

the bargainors, 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 Donelson, Tennessee, this 9 day of March 1970

My Commission Expires January 28, 1972

Commission expires

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) (themselves) (himself) acknowledged to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

Notary Public

WARRANTY DEED

FROM ODIS L. TINES ET UX

TO CHARLES L. NICHOLS ET UX

A 71489

IDENTIF. REFERENCE

MAR 16 3 08 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR 16	CONV	15,000.00			
MAR 16	S'TAX		A*	39.00	
MAR 16	PR'FEE		A*	.50	
MAR 16	W'DEED		A*	3.00	* 42.50