WARRANTY DEED

BOOK 4440 PAGE 820

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Myrtle B. Nichols (NAME)	Kimbrough-Kavanaugh & Assoc. (NAME)	Map 96-7
3146 Crosswood Drive (STREET ADDRESS OR ROUTE NUMBER)	404 James Robertson Parkway (STREET ADDRESS)	Par. 15
Donelson, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) - *Dollars,*

cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid balance of a Deed of Trust, payable to Kimbrough-Kavanaugh & Associates, in the amount of $9,327.87, said Deed of Trust being of record in the Register's Office for Davidson County, Tennessee,

B & M BUILDERS, INC., a Tennessee Corporation,

have this day bargained and sold, and do hereby transfer and convey unto the said

MYRTLE B. NICHOLS

her *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lots Nos. 534 and 535 on the Plan of Cloverhill, Section 8, as of record in Book 2331, page 11, Register's Office for said County.

Said Lots Nos. 534 and 535 front together 139.9 feet on the westerly side of Crosswood Drive, and run back 315 feet on the northerly line of Lot No. 535 and 308.8 feet on the southerly line of Lot No. 534 to a dead line in the rear, measuring 119.5 feet thereon.

Being the same property conveyed to B & M Builders, Inc. by deed from E. Dale Berry and wife, Jaurice B. Berry, of record in Book 4440 page 194, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $17,300.00

Subscribed and sworn to before me, this the 20 day of August 1970

My commission expires: 1-2-74 (Affix Seal)

[signature] Affiant

[signature] Notary Public

This is unimproved ( ) improved (x) property, known as 3146 Crosswood Drive, Donelson, Tennessee
(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

MYRTLE B. NICHOLS

her *(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 hereinabove set forth.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

MYRTLE B. NICHOLS, her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 20th *day of* August, 1970, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

B & M BUILDERS, INC.
By [signature]
President

This Deed Prepared By: Gail P. Pigg, Attorney at Law
1115 Stahlman Building
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

.....

.....

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*.....*day of*....., *19*.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Witness my hand and seal, at office in Nashville Tn.
this 20 *day of* August, *19* 70

Paul L. Tidwell Notary Public

Commission expires 1-2-74

NOTARY PUBLIC DAVIDSON COUNTY

AUG 25 70	CONV	17,300.00				
AUG 25 70	S'TAX		A*	44.98		
AUG 25 70	PR'FEE		A*	.50		
AUG 25 70	W'DEED		A*	3.00	*	48.48

WARRANTY DEED

FROM

B & M BUILDERS, INC.

TO

MYRTLE B. NICHOLS

487900

IDENTIF. REFERENCE

AUG 25 10 07 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

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