This instrument prepared by F. E. Lee, Attorney, 802-51st Ave. No., Nashville, Tennessee 37209

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

JAMES B. BENT, JR., ET UX

TO

WILLIAM ARTHUR NICHOLS, ET UX

For draftsman's use

BOOK 4521 PAGE 145

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Arthur Nichols (NAME)	Noel-Palmer Mortgage Co., Inc. (NAME)	5D-51470
4020Coleridge Drive (STREET ADDRESS OR ROUTE NUMBER)	402 Stahlman Building (STREET ADDRESS)	Map 162-2
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	Par. 202

B 2337 4

T IDENTIF. REFERENCE

(FOR REGISTER'S USE)

JUL 19 9 10 AM '71

FELIX A. ... REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 20,168.52 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF July 1971.

Notary Public

MY COMMISSION EXPIRES: Dep. Register

(AFFIX SEAL)

For and in Consideration of the sum of Two Thousand ($2,000.00) and 00/100

DOLLARS

cash in hand paid by the hereinafter named grantees and the assumption and agreement by said grantees to pay the unpaid balance owed in the amount of $18,168.52 secured by a note and in accordance with a Deed of Trust of record in Book 4399, Page 794, Register's Office for Davidson County, Tennessee, payable in monthly installments of $172.92 at Noel-Palmer Mortgage Company, Inc., at Nashville, Tennessee, we, James B. Bent, Jr., and wife, Pamela S. Bent, grantors,

have bargained and sold, and by these presents do transfer and convey unto the said

William Arthur Nichols and wife, Lois Kaye Nichols, 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. 192 on the Plan of Colewood Acres, Section 3, as of record in Book 4175, Page 45, Register's Office for said County.

Said lot fronts 75 feet on the northeasterly side of Coleridge Drive and extends back 202.5 feet on the southeasterly line and 199 feet on the northwesterly line to a dead line and measures 75.08 feet.

Being the same property conveyed to James B. Bent, Jr., and wife, Pamela S. Bent, by deed from James M. Lawrence and wife, Betty H. Lawrence, of record in Book 4399, Page 792, Register's Office for Davidson County, Tennessee, and being referred to therein as Coleridge Court.

JUL 19 CONV 20,168.52
JUL 19 STAX A* 52.52
JUL 19 RECFEE A* .50
JUL 19 MTGREC A* 4.00 * 57.02

WD-2

This is {unimproved / improved (x)} property, known as 4020 Coleridge Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William Arthur Nichols and wife, Lois Kaye Nichols their heirs and assigns, forever.

And we do covenant with the said William Arthur Nichols & wife, Lois Kaye Nichols 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., except for current taxes not yet due and a mortgage secured by note and Deed of Trust Book 4399, Page 794.

And we, James B. Bent, Jr., and wife, Pamela S. Bent, do further covenant and bind ourselves and 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.

Witness our hand s this 16th day of July, 1971

James B. Bent Jr.

Pamela S. Bent

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Dianne H. McGowan, a Notary Public in and for said County and State, the within named James B. Bent, Jr., and wife, Pamela S. Bent,

the bargainor s, 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 Nashville,

Tennessee, this 16th day of July, 19 71.

Dianne H McGowan, Notary Public.

Commission expires 3-10-75

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 .....