BOOK 1524 PAGE 376

This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

ATC-164885

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
102-14-98	Mr/Mrs Dale Hunt Nichols,Sr same as below	Prudential Ins. Co. P. O. Box 2202 Jacksonville, Florida 32203
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 5 057 863 OFF2
8D-53605	1206 Davidson Road	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated July 3, 1959, in the original principal sum of $15,900.00, payable to The Prudential Insurance Company of America, in monthly installments of $87.93, including interest at 5¼% per annum, and being secured by a deed of trust executed by Bobbie Lucille Spraker and Mildred Irene Sharpe to R. Bruce Robertson, Jr., Trustee, as of record in Book 2941, page 55,

ROBERT E. BRYAN, JR., and wife, CATHERINE F. BRYAN hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DALE HUNT NICHOLS, SR., and wife, BRENDA J. NICHOLS

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 126 on the Plan of Crest Meade, Section "A", as of record in Book 2330, page 154.

Said Lot fronts 88.6 feet on the northerly side of Davidson Road, and runs back 189.9 feet on the easterly line and 215.6 feet on the westerly line, to a broken line in the rear on which it measures 91.5 feet.

Being the same property conveyed to Robert E. Bryan, Jr., and wife, Catherine F. Bryan, by deed from Robert L. Weaver and wife, Norma W. Weaver, as of record in Book 4377, page 289.

This conveyance is made subject to restrictions of record in Book 2794, page 323.

JUL29	CONV	22,709.07			
JUL29	S TAX		A*	59.02	
JUL29	PR FEE		A*	.50	
JUL29	W DEED		A*	4.00	* 63.52

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 26th day of July, 1971.

Catherine F. Bryan

Robert E. Bryan, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4524 PAGE 377

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Robert E. Bryan, Jr., and wife, Catherine F. Bryan 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, the 26th day of July, 1971.

Reau E. Folk Jr.
Notary Public

My commission expires: July 23, 1974.

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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 _____, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,709.07

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF July, 1971

MY COMMISSION EXPIRES July 23, 1974. (AFFIX SEAL)

Notary Public

WARRANTY DEED
REF:mas

FROM
ROBERT E. BRYAN, JR., AND WIFE

TO
DALE HUNT NICHOLS, SR. AND WIFE

B 24797

IDENTIF. REFERENCE

JUL 29 2 03 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public