BOOK 1553 PAGE 634

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

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hugh D. Nichols (NAME)	Dobson & Johnson, Inc. (NAME)	Map 147-2
449 Coventry Drive (STREET ADDRESS OR ROUTE NUMBER)	1109 J. C. Bradford Building (STREET ADDRESS)	Par. 157 pw
Nashville, Tenn. 37211 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37219 (CITY) (ZONE) (STATE)	

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

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

Cash paid by Hugh D. Nichols and wife, Linda A. Nichols, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, William B. Granstaff and wife, Joan McBride Granstaff,

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

Hugh D. Nichols and wife, Linda A. Nichols,

their ~~XXXXX~~ *(successors), heirs and assigns,*

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

Being Lot No. 171 on the Plan of Abbay Hall, Section II, as of record in Book 2331, page 38, Register's Office for said County.

Said Lot No. 171 fronts 116 feet on the south side of Coventry Drive and runs back between lines 301.8 feet to a dead line on which it measures 68 feet.

Being the same property conveyed to William B. Granstaff and wife, Joan McBride Granstaff, by deed from Ferry W. Craft and wife, as of record in Book 2601, page 549, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 19,000.00

Subscribed and sworn to before me, this the 15th day of November 1971

Affiant

My commission expires 8/9/72 (Affix Seal)

Notary Public

unimproved
This is 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

Hugh D. Nichols and wife, Linda A. Nichols, their

~~XXXXXXX~~ *(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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Hugh D. Nichols and wife, Linda A. Nichols,

their

(~~XXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our hands *this* 15th *day of* November, 1971, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Wm B. Granstaff
William B. Granstaff

X Joan McBride Granstaff
Joan McBride Granstaff

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Beverly Jo Womble, *a Notary Public in and for said County and State,* William B. Granstaff and wife, Joan McBride Granstaff,

the within named 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* 15th *day of* November, *19*71.

Beverly Jo Womble *Notary Public*

Commission expires 8/9/72

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 .....

NOV16 71	CONV	19,000.00			
NOV16 71	S'TAX		A*	49.40	
NOV16 71	PR'FEE		A*	.50	
NOV16 71	W'DEED		A*	4.00	* 53.90

WARRANTY DEED

FROM
William B. Granstaff, et ux
TO
Hugh D. Nichols, et ux

B 38055

IDENTIF. REFERENCE

Nov 16 12 58 PH '71

FELIX Z. GIBSON 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

Dobson & Johnson, Inc.