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

WARRANTY DEED

TTC-224088

BOOK 4577 PAGE 691 REGISTER'S FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 9 Par. 47 Pal	Mr/Mrs V. W. Nicholson	Home Federal S & L Association L & C Tower Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) 14D-30540	STREET ADDRESS OF SUBJECT PROPERTY Route 2 (IF IMPROVED) Ridgewood Rd. Goodlettsville	LOAN OR ACCOUNT NO. 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,

FEB 18 72	CONV	32,000.00			
FEB 18 72	S TAX		A*	83.20	
FEB 18 72	MTGFEE		A*	.50	
FEB 18 72	WDEED		A*	4.00	* 87.70

J. L. GROVES and wife, LELA NADINE GROVES, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto V. W. NICHOLSON and wife, JUANITA S. NICHOLSON,

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 a 6.01 acre tract of land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, this 6.01 acre tract of land is a part of the T. J. Wilkinson Estate, located near Sycamore Creek on the south side of Cotton Patch Road, and being more particularly described as follows:

Beginning at a spike in the center of Cotton Patch Road, this being Hale's northeast corner; running with Hale's east line, south 4° west 726 feet to a pin; thence south 79°30' east 546 feet to a spike in the center of Cotton Patch Road; thence following the center of said Road, north 18° west 624 feet; north 47°30' west 300 feet; north 73° west 75 feet to the beginning, containing 6.01 acres, more or less, according to plat of survey made by C. J. Carney, Surveyor, dated October 28, 1957.

Being the same property conveyed to J. L. Groves and wife, Lela Nadine Groves, by deed from G. Howard Wilkinson, unmarried, of record in Book 2704, page 276, Register's Office for said County.

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 11th day of February, 19 72.

Lela Nadine Groves
Lela Nadine Groves

J. L. Groves
J. L. Groves

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4577 PAGE 692

Before me, Helen D. Scott, a Notary Public in and for the State and County aforesaid, personally appeared the within named J. L. Groves and wife, Lela Nadine Groves 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 11th day of February, 1972.

Helen D. Scott
Notary Public

My commission expires: May 25, 1975

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____.

_____
Notary Public

My commission expires:

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,000.00

V. W. Nicholson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF February, 1972

MY COMMISSION EXPIRES: May 25, 1975 (AFFIX SEAL) Helen D. Scott Notary Public

WARRANTY DEED
RELEASE

FROM
J. L. GROVES AND WIFE

TO
V. W. NICHOLSON AND WIFE

B 49039

IDENTIF. REFERENCE

FEB 18 1 40 PM '72

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____.

_____
Notary Public

My commission expires: