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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,500.00

R A Hamilton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March 1972

Mrs Opal R Ables
Notary Public

MY COMMISSION EXPIRES: 12/7/73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Peggy Akin, 905 Gallatin Road, Madison, Tennessee 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Edward Nichols, et ux (NAME)	New Owners (NAME)	64-1-22
309 Brandywine Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old HIckory, Tennessee 37138 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, R. A. Hamilton and wife, Jean Hamilton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Edward Nichols and wife, Barbara Irvin Nichols

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 51 on the Plan of Brandywine Farms, Section One, as of record in Book 3600, pages 79 and 80, Register's Office for said County, specific reference to said plan being here made for a more complete description of said lot.

Being property conveyed to R. A. Hamilton and wife, Jean Hamilton, by deed from L. T. Walton and A. L. Rhoten, of record inBook 3960, page 790, Register's Office for Davidson County, Tennessee

This is unimproved ( ) improved (x) property, known as 309 Brandywine Drive, Old Hickory, Tennessee 37138
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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,* unless otherwise herein set out; and we do further covenant and bind ourselves, 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. *Except for the taxes for 1972, which have been prorated and assumed by the grantees.

Witness our hands this 27th day of March, 19 72

R A Hamilton
R. A. HAMILTON

Jean Hamilton
JEAN HAMILTON

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Mrs. Alfred R. Akin, a Notary Public in and for said County and State, the within named R. A. Hamilton and wife, Jean Hamilton

the bargainors, 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 Madison, Tennessee, this 27th day of March 1972.

Commission expires 4/7/73

Mrs Alfred R Akin
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

Mail to: J. R. Coarsey Realty Co.
905 Gallatin Road, Madison,
Tennessee 37115

WARRANTY DEED

FROM
R. A. HAMILTON AND WIFE,
JEAN HAMILTON

TO
JAMES EDWARD NICHOLS AND WIFE,
BARBARA IRVIN NICHOLS

B 53496

IDENTIF. REFERENCE

MAR 28 9 18 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR 28 CONV 48,500.00
MAR 28 S TAX A* 126.10
MAR 28 PRTFEE A* .50
MAR 28 MDEED A* 4.00 * 130.60