This instrument prepared by J. K. Woodard, 330 Gallatin,Rd. S. Madison, Tennessee

WARRANTY DEED BOOK 1592 PAGE 615

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Dennis O. Nilan et ux (NAME)	Fidelity Federal Savings (NAME)	MAP 51-6
1014 A Graycroft (STREET ADDRESS OR ROUTE NUMBER)	401 Union (STREET ADDRESS)	PAR. 7
Madison, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	mp

For and in Consideration of the sum of Ten and----------00/100 ($10.00)---------- *DOLLARS*

cash in hand paid by the grantees herein, Dennis O. Nilan, and wife Christine Campbell Nilan, and other good and valuable considerations, the receipt of which is hereby acknowledged;

We, Frances K. Campbell and husband Oliver R. Campbell, *have bargained and sold, and by these presents do transfer and convey unto the said* Dennis O. Nilan and wife Christine Campbell Nilan, 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 11th, formerly the 19th, Civil District of Davidson County, Tennessee, described as follows:

BEGINNING in the center of the county road (now Graycroft Road), at a point 10 feet south of the northeast corner of the property conveyed to Sam D. Collier and wife, by deed from Ernest L. Gobel, Jr. and wife, of record in Book 1290, page 217, Register's Office for said County; thence westerly 324-1/2 feet to a point 10 feet south of the northwesterly corner of said property; thence north 10 feet to a point bordering on the south line of tract No. 1 on the map of the subdivision of part of the Ennis C. Coleman property, described according to a copy of a survey thereof made by Norris H. Hickerson, Surveyor, dated September 4, 1946, conveyed to S. D. Collier and wife, by deed from Harley J. Allen and wife, of record in Book 1425, page 458, R. O. D. C., Tennessee; thence westerly along the south line of said Tract No. 1 90-1/2 feet to to the southwesterly corner of said Tract No. 1; thence with said line of Tract No. 1 northerly 85 feet to a point, being 125 feet south of the northwesterly corner of said Tract No. 1; thence easterly, approximately 415 feet to a point in the center of said county road (now Graycroft Road); thence south along the center of said county road (Graycroft Road) 95 feet to the point of beginning.

Being the same property conveyed to Frances K. Campbell by deed from William D. Castleman and wife, of Record in 3862 ,page 849, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 20,000.00

Subscribed and sworn to before me, this the 14th day of July, 1976

Affiant

My commission expires: 10-24-73 (Affix Seal)

Notary Public

B 5 5 8 6 4

BOOK 4592 PAGE 616

IDENTIF. REFERENCE

APR 14 2 44 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR 14 72	CONV	20,000.00				
APR 14 72	S'TAX		A*	52.00		
APR 14 72	PR'FEE		A*	.50		
APR 14 72	W'DEED		A*	6.00	*	58.50

This is improved (X) unimproved property, known as 1014 A Graycroft (House Number) (Street) Madison, (P. O. Address:) Tennessee (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Dennis O. Nilan and wife Christine Campbell Nilan, their *heirs and assigns, forever.*

And we *do covenant with the said* Dennis O. Nilan and Christine Nilan *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.*

And We, Frances K. Campbell and husband Oliver R. Campbell *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* Dennis O. and Christine Nilan their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 7th *day of* April, *19* 72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Frances K. Campbell

Oliver R. Campbell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4592 PAGE 617

Personally appeared before me, James D. Huddleston, *a Notary Public in and for said County and State, the within named* Francis K. Campbell and Oliver R. Campbell

the bargainor....., 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* 7th *day of* April, *19* 72.

James D. Huddleston, *Notary Public.*

Commission Expires 4-30-75.

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor....., 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 .....

day of ....., 19.....

....., Notary Public.

Commission Expires .....

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 .....