BOOK 4861 PAGE 189

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Murray M. Nicholson (NAME)	Murray M. Nicholson (NAME)	129-15-76
6801 Highland Park Drive (STREET ADDRESS OR ROUTE NUMBER)	205 Cheviot Court (STREET ADDRESS)	90-59000
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Hendersonville, TN. 37075 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ($10.00)---------- *Dollars,*

cash in hand paid by Murray M. Nicholson and wife, Ann M. Nicholson, and other good and valuable considerations accepted as cash, the receipt of all which is hereby acknowledged, and for a further consideration, Murray M. Nicholson and wife, Ann M. Nicholson assume and agree to pay the unpaid balance of an original indebtedness of $20,000.00 secured by Deed of Trust of record in Book 4149, page 772, Register's Office for Davidson County, Tennessee.

We, E. S. Grant and wife, Lynda S. Grant

have this day bargained and sold, and do hereby transfer and convey unto the said Murray M. Nicholson and wife, Ann M. Nicholson

their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 40 on the Plan of West Meade Highlands, Section 1, as of record in Book 3700, pages 69 and 70, Register's Office for said County, described as follows:

Beginning at a point in the northwesterly margin of Highland Park Drive at the common front corner of Lots Nos. 39 and 40; thence, with the line between said lots northwestwardly 130.0 feet to a point; thence, north 27 degrees 35' east 106.57 feet to a concrete monument in the southwesterly margin of Percy Warner Boulevard; thence, with said margin of said Boulevard, southeastwardly 116.0 feet to a concrete monument at the beginning of a curve to the right, having a radius of 25.0 feet; thence, around said curve, southeastwardly 39.27 feet to a concrete monument in the northwesterly margin of Highland Park Drive; a radius of 25.0 feet; thence, around said curve, southeastwardly 39.27 feet to a concrete monument in the northwesterly margin of Highland Park Drive; thence, with the margin of same, southwestwardly 117.40 feet to the point of beginning.

Being the same property conveyed to E. S. Grant and wife, Lynda S. Grant, by deed from James E. Adams of record in Book 4149, page 771, Register's Office for Davidson County, Tennessee.

Edwin S. Grant & E. S. Grant are one and the same person.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $45,000.00

Subscribed and sworn to before me, this the 28th day of October 1974

Affiant

My commission expires: 4/25/76 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 6801 Highland Park Drive (House Number) (Street) Nashville (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 Murray M. Nicholson and wife, Ann M. Nicholson

their *(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.*, except for 1974 taxes which are prorated and assumed by the purchasers.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Murray M. Nicholson and Wife, Ann M. Nicholson

their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 28th *day of* October, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

, Edwin S. Grant

, Lynda S. Grant

This Instrument Was Prepared By

Of The [illegible]

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary E. Macy, a Notary Public in and for said County and State, E. S. Grant and wife, Lynda S. Grant

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 28th day of October, 1974

Mary E. Macy Notary Public

Commission expires 4/25/76

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.....

OCT 29 74	CONV	45,000.00			
OCT 29 74	S'TAX		A*	117.00	
OCT 29 74	PR'FEE		A*	.50	
OCT 29 74	W'DEED		A*	4.00	* 121.50

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
1ST AM. TRUST BLDG. 2476
NASHVILLE, TENN. 37201

WARRANTY DEED

FROM
E. S. Grant et ux

TO
Murray N. Nicholson et ux

C 76361

IDENTIF. REFERENCE

Oct 29 2 34 PM '74

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238