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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM
MIKE NICHOLS, SR., ET UX
MILDRED B. NICHOLS

TO
ROYAL ENTERPRISES

For draftsman's use

PREPARED BY:

John G. Doak, Attorney
2525 Lebanon Road
Nashville, Tennessee 37214

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROYAL ENTERPRISES (NAME)	Home Federal Savings & Loan Assn. (NAME)	148-1
4001 ANDERSON RD (STREET ADDRESS OR ROUTE NUMBER)	L & C Tower (STREET ADDRESS)	26
NASHVILLE, TENN (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

T
IDENTIF. REFERENCE

DEC 30 11 00 AM '74
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

C82757

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$23000.00 James K. Nichols
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF Dec. 1974

Jean J. Pace
Notary Public

MY COMMISSION EXPIRES: June 22, 1977
(AFFIX SEAL)

For and in Consideration of the sum of Ten ($10.00) DOLLARS and other good and valuable considerations including grantees agreement to assume and to pay the balance of the mortgage indebtedness on the premises dated February 1, 1973 to Charles Nelson, Jr., Trustee for Home Federal Savings and Loan Assocaition of record in Book 4679, page 121, Register's Office for Davidson County, Tennessee in the original principal amount of $21,750.00.

Mike Nichols, Sr. and wife Mildred B. Nichols have bargained and sold, and by these presents do transfer and convey unto the said ROYAL ENTERPRISES THEIR heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 894 on the Plan of Cherokee Hills, Section 8, as of record in Book 3700, page 154, Register's Office for Davidson County, Tennessee.

SAID Lot No. 894 fronts 68.6 feet on the northeast side of Denise Drive and runs back between lines 155.3 feet on the northwest line and 158.4 feet on the southeast line, to a broken line in the rear measuring 81.7 feet thereon.

BEING the same real property conveyed to Mike Nichols, Sr. and wife Mildred B. Nichols, by deed from Jean Pace, of record in Book 4679, page 119, Register's Office for Davidson County, Tennessee.

GRANTORS further transfer and convey unto Grantees the funds held in escrow by Home Federal Savings and Loan Association and do hereby authorize Home Federal Savings and Loan Association to transfer the existing fire and hazard insurance on the premises to Grantees.

DEC30	CONV	23,000.00				
DEC30	S'TAX		A*	59.80		
DEC30	PR'FEE		A*	.50		
DEC30	W'DEED		A*	4.00	*	64.30

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This is { unimproved ( ) / improved (X) } property, known as 122 Denise Drive Nashville, Tenn.
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 and 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.

And we 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 Grantees heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 30th day of December, 1974

Mike Nichols Sr
MIKE NICHOLS, SR.

Mildred B. Nichols
MILDRED B. NICHOLS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mike Nichols, Sr and wife Mildred B. Nichols 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 Nashville, Tennessee, this 30th day of Dec., 1974

Jerry T. Pace, Notary Public.

Commission expires June 22, 1977

JERRY T. PACE NOTARY PUBLIC DAVIDSON COUNTY

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 .....

1st 3c