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WARRANTY DEED

(CORPORATE FORM)

THIS INSTRUMENT PREPARED BY:
MARBUT GLENN GASTON, JR.
ATTORNEY AT LAW
3300 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James E. Nichols (NAME)	John W. Murphree Company (NAME)	Map 173-1
241 Cedarview Drive (STREET ADDRESS OR ROUTE NUMBER)	1283 Murfreesboro Road (STREET ADDRESS)	Par 87
Antioch, Tennessee-37013 (CITY) (STATE) (ZIP)	Nashville, Tennessee - 37217 (CITY) (STATE) (ZIP)	5DU-61561

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) ---------- Dollars,
cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

BRENT VALLEY BUILDERS, INC.

has bargained and sold, and does hereby transfer and convey unto the said

JAMES E. NICHOLS, Unmarried

his ~~successors~~ heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:,

LAND in Davidson County, Tennessee, being Lot No. 65 on the Plan of Monte Carlo Estates, Section 1, as of record in Book 4675, page 68, Register's Office for Davidson County, Tennessee.

SAID Lot No. 65 fronts 90.00 feet along the easterly margin of Cedarview Drive which is a slight curve, and extends back 155.27 feet on the southerly line and 142.93 feet on the northerly line to a dead line in the rear on which it measures 49.81 feet.

BEING part of the same property conveyed to Brent Valley Builders, Inc., by deed from George W. Jones, Jr. and wife, Margaret E. Jones, of record in Book 4792, page 5, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4781, page 858, and such limitations as appear on the plan of record, all in the Register's Office for Davidson County, Tennessee.
SUBJECT to 1975 taxes, which Grantee assumes and have been prorated this date.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 39,500.00

Subscribed and sworn to before me, this the 23rd day of May 19 75.

Affiant

My commission expires: 5-29-77 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 241 Cedarview Drive, Antioch, Tennessee-37013
(House Number) (Street) 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

Grantee, his ~~successors~~

heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said

Grantee, his

~~successors~~, heirs and assigns, against the lawful claims of all persons.

Witness my hand this 23rd day of May, 19 75 the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.

BRENT VALLEY BUILDERS, INC.

By: Jim L. Hall, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* Jim L. Hall *with whom I am personally acquainted, and who upon oath, acknowledged* himself *to be* President, him *of the* President, *the within named bargainor, a corporation, and that* he *as such* President *being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by* him *self as* President.

Witness my hand and seal, at office in Nashville *this* 23rd *day of* May, 1975.

Notary Public

Commission expires May 29, 1977

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

ATC 191813

WARRANTY DEED

FROM

BRENT VALLEY BUILDERS, INC.

TO

JAMES E. NICHOLS, Unmarried

241 Cedarview Drive

Nashville, Tennessee - 37013

MAY27 75	CONV	35,500.00			
MAY27 75 S'TAX			A*	92.30	
MAY27 75 PR'FEE			A*	.50	
MAY27 75	W'DEED		A*	4.00	* 96.80

C 9 9 8 0 1

IDENTIF. REFERENCE

MAY 27 1 47 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING