BOOK 4968 PAGE 767.

THIS INSTRUMENT PREPARED BY:
ROBERT F. SPANN, ATTORNEY
325 PLUS PARK BLVD., SUITE 100
NASHVILLE, TENNESSEE 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM MAX NICHOLS	FIDELITY FEDERAL SAVINGS & LOAN	
2914 Mavert Dr (NAME)	401 Union St (NAME)	119-15
Nashville, Tn (STREET ADDRESS OR ROUTE NUMBER)	Nashville, Tn 37219 (STREET ADDRESS)	113
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

D E E D

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create an estate in fee simple, we, WILLIAM MAX NICHOLS and PATRICIA DEAN NICHOLS, have bargained and sold, and by these presents do hereby transfer and convey unto ROBERT F. SPANN, TRUSTEE, his successors and assigns, the following described tract or parcel of land, to-wit:

NOV-6 MISC A* 6.00 * 6.00

LAND in Davidson County, Tennessee, BEING Lot No. 38 on the Plan of Southlake, Section IV, of record in Book 3300, Page 85, Register's Office for said County.

SAID Lot No. 38 fronts 152.9 feet on the easterly side of Mavert Drive and runs back 158.6 feet on the northerly line and 220.32 feet on the southerly line, to a dead line in the rear, measuring 62.2 feet thereon. There are no improvements on this property.

BEING the same property conveyed to William Max Nichols and Patricia Dean Nichols, by Deed from Elrod Construction Company of record in Book 3573, Page 97, Register's Office for Davidson County, Tennessee.

It is agreed that as part of the consideration for this conveyance is the agreement by the grantee to assume and pay a certain Deed of Trust held by Fidelity Federal Savings & Loan Association of Nashville, Tennessee, of record in Book 3566, Page 573, Register's Office for Davidson County, Tennessee.

This is improved property known as 2914 Mavert Drive, Nashville, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And we do covenant with the said ROBERT F. SPANN, TRUSTEE, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, WILLIAM MAX NICHOLS and PATRICIA DEAN NICHOLS, 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 ROBERT F. SPANN, TRUSTEE, his successors and assigns, against the lawful claims of all persons, whomsoever.

AND NOW, I, ROBERT F. SPANN, TRUSTEE, for and in consideration of the sum of One ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto WILLIAM MAX NICHOLS, his heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said WILLIAM MAX NICHOLS, his heirs and assigns, forever.

And I do covenant with the said WILLIAM MAX NICHOLS, that I am lawfully seized and possessed of said land and have a good right to convey it.

AND I, ROBERT F. SPANN, TRUSTEE, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantors herein, to the said WILLIAM MAX NICHOLS, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands on this 14th day of October, 1975.

William Max Nichols
WILLIAM MAX NICHOLS

Patricia Dean Nichols
PATRICIA DEAN NICHOLS

John F. Spann
ROBERT F. SPANN, TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named WILLIAM MAX NICHOLS and PATRICIA DEAN NICHOLS, 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 Nashville, Tennessee, this 14th day of October, 1975.

Sandra Pfannkuch
Notary Public

My Commission Expires: Oct. 31st, 1976.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named ROBERT F. SPANN, TRUSTEE, the bargainor, with whom I am personally acquainted and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of October, 1975.

Sandra Pfannkuch
Notary Public

My Commission Expires: Oct. 31st, 1976.

TITLE REFERENCE

FILED FOR REGISTRATION
NOV 6 9 18 AM '75
DAVIDSON COUNTY, TENN.

D23288