This instrument prepared by:
James R. Wyatt, Attorney at Law
First American Center
Nashville, Tennessee

WARRANTY DEED

BOOK 5006 PAGE 290

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joe M. Nash, et ux	SAME	Map 127-13
(NAME)	(NAME)	
8440 Merrymont Drive		Parcel 11
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Kingston Springs Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

cash in hand paid by Joe M. Nash and wife, Florence Nash and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged.

We, Harry B. Nichols and wife, Janice D. Nichols,

have this day bargained and sold, and do hereby transfer and convey unto the said Joe M. Nash and wife, Florence Nash,

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Merrymount Acres, Section 3, as of record in Book 4175, page 91, Register's Office for said County.
Said lot fronts 154.42 feet on the northerly side of Merrymont Drive and extends back 215 feet on the easterly line and 370.20 feet on the westerly line to a dead line and measures 209.42 feet thereon.

Being the same property conveyed to Harry B. Nichols and wife, Janice D. Nichols, by deed from Raymond H. Roberts and wife, Mattie L. Roberts, of record in Book 4464, page 850, Register's Office for said County.

This conveyance is made subject to a ten-foot easement for utilities and drainage along the rear of the lot, and along the easterly line of the lot, a 75-foot setback line from Merrymont Drive, and conditions of owner's certificate, as shown on plan of record in Book 4175, page 91, Register's Office for said County, and restrictive covenants of record in Book 4399, page 771, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
The actual consideration or value whichever is greater, for this transfer is $ 44,900.00
Subscribed and sworn to before me, this the 16th day of March 19 76
My commission expires: 4/25/76 (Affix Seal)
X Affiant
Notary Public

NOTARY PUBLIC AT LARGE

This is unimproved ( ) improved (X) property, known as 8440 Merrymont (House Number) Drive (Street), Nashville (P. O. Address: City or Town), Tennessee

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Joe M. Nash and wife, Florence Nash

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 1976 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* Joe M. Nash and wife, Florence Nash

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

Witness our hands this 16th day of March, 19 76, the *corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Harry B. Nichols Janice D. Nichols

BOOK 5006 PAGE 291

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, a Notary Public in and for said County and State, Harry B. Nichols and wife, Janice D. Nichols

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
this 16th day of March, 19 76

Commission expires 4/25/76

Mary Ensey
Notary Public

MARY ENSEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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.....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
[illegible]
[illegible] 37201

WARRANTY DEED

FROM

Harry B. Nichols, et ux

TO

Joe M. Nash, et ux

D 40518

IDENTIF. REFERENCE

MAR 17 1 02 PM '76

FEE REGISTER
DAVIDSON COUNTY, TENN.

MAR 17 76 CONV 44,900.00
MAR 17 76 S TAX B* 116.74
MAR 17 76 PR FEE B* .50
MAR 17 76 W DEED B* 4.00 * 121.24

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238