PREPARED BY:
James L. Smith, Attorney
140 North Main Street
Goodlettsville, TN 37072

BOOK 5013 PAGE 441

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clarence D. Witt, et al	SAME	Map 34-5
(NAME:) 1104 Freda Villa	(NAME:)	75
(STREET ADDRESS OR ROUTE NUMBER) Madison Tenn	(STREET ADDRESS)	Map 34-5
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	74

For and in Consideration of the sum of TEN AND NO/100 ($10.00)----------

----------*DOLLARS*

cash in hand paid by Clarence D. Witt and wife, Eva P. Witt, and James H. Witt and wife, Ruth S. Witt, and other good and valuable considerations, the receipt of which is hereby acknowledged,

APR-8[illegible]	CONV	22,600.00				
APR-8[illegible]	S'TAX		B*	58.76		
APR-8[illegible]	PR'FEE		B*	.50		
APR-8[illegible]	W'DEED		B*	8.00	*	67.26

I, Steve Nichols, *have bargained and sold, and by these presents do transfer and convey unto the said* Clarence D. Witt and wife, Eva P. Witt, and James H. Witt and wife, Ruth S. Witt, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

All that tract or parcel of land lying and being in Davidson County, Tennessee; more particularly described as follows:

TRACT NO. 1: Being the Northerly 215 feet of Lot No. 22 on the Map of Alta Loma Subdivision and a part of a 30-foot reserved strip lying in the rear of the same, as shown on plan of record in Book 421, page 44, Register's Office for said County.

Said part of said Lot and part of reserved strip fronts 215 feet on the Westerly side of Crestview Avenue and runs back between lines, as measured from the center line of Crestview Avenue, 593 feet on the Northerly line and 597-2/3 feet, more or less, on the Southerly line, to the Easterly line of the railroad right-of-way, measuring 215 feet thereon.

TRACT NO. 2: Being the Southerly 85 feet of Lot No. 22 and part of a reserved strip lying South and West of Lot No. 22, as shown on the plan of Alta Loma Subdivision, as of record in Book 421, page 44, Register's Office for said County.

Said part of said reserved strip and said Lot front 115 feet on the Westerly side of Crestview Avenue and run back between lines, as measured from the center line of said Avenue, 597-2/3 feet, more or less, on the Northerly line and 600 feet on the Southerly line to the Easterly line of the railroad right-of-way, measuring 155 feet thereon.

(OVER)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 22,600.00

Affiant

Subscribed and sworn to before me, this the 5th day of April 1976

Notary Public

My commission expires: (Affix Seal)

(CONTINUED)

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Being the same property conveyed to Steve Nichols by order of the Sixth Circuit Court of Davidson County, Tennessee, of record in Book 4981, page 349, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Clarence D. Witt and wife, Eva P. Witt, and James H. Witt and wife, Ruth S. Witt, their *heirs and assigns, forever.*

And I *do covenant with the said* Clarence D. Witt and wife, Eva P. Witt, and James H. Witt and wife, Ruth S. Witt, *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Steve Nichols, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantees, their *heirs and assigns against the lawful claims of all persons whomsoever.*

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

Steve P. Nichols

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Patricia A. Norman, a Notary Public in and for said County and State, the within named Steve Nichols

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 8th day of December, 1975.

Patricia A. Norman, Notary Public

Commission Expires 6-12-79

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor, with whom I am personally acquainted, and who acknowledged that ..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ....., this ..... day of ....., 19.....

....., Notary Public.

Commission Expires .....

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 .....

WARRANTY DEED

FROM

TO

D 4 3 7 3 6

IDENTIF. REFERENCE

APR 8 9 09 AM '76

FELIX E. ... REGISTER
DAVIDSON COUNTY, TENN.

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Compliments of

Madison Title Company

320 Gallatin Road

MADISON, TENNESSEE 37115

Representing

Chicago Title Insurance Company

CHICAGO, ILLINOIS