BOOK 5040 PAGE 488

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [illegible]

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF [illegible] 19 76

Notary Public

MY COMMISSION EXPIRES: 5-17-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney. 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy D. Sears (NAME)	Fidelity Federal Savings & Loan (NAME)	2D 38692
177 Timber Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue, North (STREET ADDRESS)	136-7
Nashville, Tn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	45

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Mike Nichols, Sr. et ux Mildred B. Nichols

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy D. Sears et ux Elizabeth A. Sears

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 64 on the Plan of Priest Lake Park Subdivision, Section II, as of record in Book 4175, Pages 56, 57 & 58, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Mike Nichols, Sr. et ux Mildred B. Nichols by deed of record in Book 4560, Page 499, Register's Office for said County.

THIS conveyance is subject to restrictions and easements found of record in the Register's Office for said County.

GRANTEES herein agree to assume a first mortgage payable to Fidelity Federal Savings and Loan Association found of record in Book 4560, Page 501, Register's Office for said County. Any and all escrow monies and hazard insurance is to be assumed by said Grantees.

This is unimproved ( ) improved (XX) property, known as 177 Timber Ridge Drive, Nashville, Tennessee 37217
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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, 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 29 day of [illegible], 19 76

Mike Nichols, Sr. — Mildred B. Nichols

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mike Nichols, Sr. et ux Mildred B. Nichols

the 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, Tennessee, this 22 day of June 1976

Commission expires 8-17-76

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

D 56098

WARRANTY DEED

FROM MIKE NICHOLS, SR. ET UX

TO MILDRED B. NICHOLS,

IDENTIF. REFERENCE

JUN 30 10 23 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

#12

Redbox

JUN30'76	CONV	53,500.00			
JUN30'76	S'TAX		B*	139.10	
JUN30'76	PR'FEE		B*	.50	
JUN30'76	W'DEED		B*	4.00	* 143.60