ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Michael O. Nicholl et ux (NAME)	Fidelity Federal Savings & Loan (NAME)	116-5
220 Olive Branch Dr. (STREET ADDRESS OR ROUTE NUMBER)	410 Union St. (STREET ADDRESS)	27
Nashville, Tenn. (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	8D 74050

WARRANTY DEED

For and in consideration of the sum of ----------TEN AND NO/100----------
----------$10.00---------- DOLLARS

cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, and the agreement of the Grantees to assume the balance of $42,489.15 due and owing on a promissory note payable to Fidelity Federal Savings & Loan Association and secured by a Deed of trust of record in Book 4366, page 699, Register's Office for Davidson County, Tennessee.

We, Michael J. Downs and wife, Karen Marie Downs
have bargained and sold, and by these presents do transfer and convey unto the said
Michael O. Nicholl and wife, Carolyn C. Nicholl

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 337 on the Plan of Hillwood Estates, Section 12, as of record in Book 2663, page 109, Register's Office for said County, described as follows:

Beginning on the northerly margin of Olive Branch Drive at the corner of Lots Nos. 332, and 337; thence with the line between said two lots, northwardly 185 feet to the corner of lots Nos. 332, 333 and 337; thence with the line between said lots Nos. 333 and 337, northeastwardly 152.7 feet to the corner of lots Nos. 333, 335 and 337; thence with the line between said lots Nos. 335 and 337, southeastwardly 124.7 feet to the corner of Lots Nos. 337 and 338; thence with the line between said two lots, southwardly 289.3 feet to the northerly margin of said Olive Branch Drive; thence with same, westwardly 177 feet to the beginning.

Being the same property conveyed to Michael J. Downs and wife, Karen Marie Downs by deed from George W. Smith and wife, Jane A. Smith of record in Book 4366, page 697, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 220 Olive Branch Drive, Nashville, Tenn.
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 31st day of August, 1976.

X Michael J. Downs
Michael J. Downs

X Karen Marie Downs
Karen Marie Downs

BOOK 5063 PAGE 685

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. Downs and wife, Karen Marie Downs

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 LOS ANGELES CALIF this 26 day of August, 19 76.

My commission expires MARCH 1 1980 Notary Public Roger P Sherwin

OFFICIAL SEAL
ROGER P. SHERWIN
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires March 1, 1980

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 77,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

X Michael O Nicholl

Sworn to and subscribed before me this 30th day of August, 1976.

My commission expires 11-6-76 Notary Public Shirley

SHIRLEY E. JACKSON NOTARY PUBLIC AT LARGE TENNESSEE

Mail to

This instrument was prepared by:

Michael J. Philbin, Atty., 300 James Robertson Pkwy., Nashville, Tenn. 37201
Name Address

AUG 31 76 CONV 77,000.00
AUG 31 76 S'TAX B* 200.20
AUG 31 76 PR'FEE B* .50
AUG 31 76 W'DEED B* 4.00 * 204.70

WARRANTY DEED

FROM Michael J. Downs et ux

TO Michael O. Nicholl et ux

D 65643

IDENTIFICATION REFERENCE

AUG 31 8 25 AM '76

REGISTER DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219