WARRANTY DEED

D-7172

IDENTIF. REFERENCE

OCT 8 1 30 PM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,575.07

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF October, 1976.

Notary Public

MY COMMISSION EXPIRES: 11-21-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Traber & Robinson, Attys. 217 Shady Grove Rd. Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dan Duer et al (NAME)	HAROLD R VARDEN (NAME)	Map 75-9
4811 Lebanon Road (STREET ADDRESS OR ROUTE NUMBER)	4811 Lebanon Road (STREET ADDRESS)	Par 130
Hermitage, Tenn 37076 (CITY) (STATE) (P. O. ZIP)	Hermitage, Tenn. 37076 (CITY) (STATE) (ZIP)	

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, William M. Nicholson and wife, Brenda E. Nicholson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dan Duer and Harold R. Varden

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:

Land in Davidson County, Tennessee, being Lot No. 155 on the Plan of Hermitage Hills, Section 1, as of record in Book 2900, page 48 and 49, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to William M. Nicholson and wife, Brenda E. Nicholson by deed from Gary D. Butler and wife, Brenda G. Butler, as of record in Book 4575, page 265, said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4288, page 39, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

OCT-8-	CONV	30,575.07			
OCT-8-	S'TAX		B*	79.56	
OCT-8-	PR'FEE		B*	.50	
OCT-8-	W'DEED		B*	4.00	* 84.06

This is unimproved ( ) improved (X) property, known as 251 Bernacrest Drive, Hermitage, Tenn 37076
(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 hands this 7th day of October, 19 76

X William M. Nicholson

X Brenda E. Nicholson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William M. Nicholson and wife, Brenda E. Nicholson

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, TN., this 7th day of October, 1976

Commission Expires 11-21-78

Notary Public

STATE OF
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 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 official seal at office at on this the day of , 19

My commission expires

Notary Public

WARRANTY DEED

FROM William M. Nicholson et ux

TO Dan Duer et al

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE Company of New York