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438166-0

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

G. GARY COULTER and wife,

TERESA S. COULTER

TO

CHARLES E. NICKLAS, JR. and wife,

MICHELE B. NICKLAS

This instrument prepared for draftsman's use

CLYDE PAUL HOLLAND
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

RETURN TO
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Charles E. Nicklas, Jr. & wife, Michele B. Nicklas | Fidelity Federal Savings & Loan (NAME) | Map 120-9 |
| 1334 Winthorne Drive (STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street (STREET ADDRESS) | Parcel 160 |
| Nashville, Tennessee (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee (CITY) (STATE) (ZIP) | pw |

(FOR REGISTER'S USE)

IDENTIF REFERENCE T

Dec 9 3 40 PM '76

REGISTER DAVIDSON CO. TENN.

D80540

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$36,900.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF December, 1976.

Thomas D. Leyhan
Notary Public

MY COMMISSION EXPIRES: Dec 8 1980

(AFFIX SEAL)

For and in Consideration of the sum of ---------Ten Dollars and No/100---------

----------($10.00)---------- DOLLARS cash in hand paid by Charles E. Nicklas, Jr. and wife, Michele B. Nicklas, and other good and valuable considerations, receipt of which is hereby acknowledged.

G. GARY COULTER and wife, TERESA S. COULTER, GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said CHARLES E. NICKLAS, JR. and wife, MICHELE B. NICKLAS, 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. 5D-47 on the Plan of Glengarry Park Subdivision, Section 5D, as of record in Book 3600, page 36, Register's Office for said County.

Said Lot No. 5D-47 fronts 80 feet on the southeasterly margin of Winthorne Drive and extends back 288.3 feet on the northeasterly line and 297.8 feet on the southwesterly line to a dead line along the westerly margin of Vultee spur tract right-of-way measuring 80 feet thereon.

Being the same property conveyed to G. Gary Coulter and wife, Teresa S. Coulter by deed from Harry D. Landreth and wife, Virginia Gay Landreth of record in Book 4612, page 118, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the Plan of record in Book 3600, page 36, said Register's Office, shows an owner's certificate, a 30-foot minimum building setback line from Winthorne Drive and a 10-foot easement for public utility and drainage purposes along the southerly line and a 20-foot along the rear line of said lot. A 20-foot drainage easement across the middle part of premises as shown on said plan. Restrictive covenant contained in instrument of record in Book 3675, page 278, said Register's Office.

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This is { unimproved ( ) / improved (X) } property, known as 1334 Winthorne Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

**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. except of record.

And we, Grantors 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.

Witness our hand s this 8th day of December, 19 76

G. Gary Coulter
(G. GARY COULTER)

Teresa S. Coulter
(TERESA S. COULTER)

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 G. Gary Coulter and wife, Teresa S. Coulter, 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 8th day of December, 19 76.

Thomas D. Gupton, Notary Public.

Commission expires Dec 8th, 1976

DAVIDSON COUNTY NOTARY PUBLIC

DEC-9 CONV 36,900.00
DEC-9 S'TAX B* 95.94
DEC-9 PR'FEE B* .50
DEC-9 W'DEED B* 4.00 * 100.44

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 .....