THIS INSTRUMENT PREPARED BY:
Paul Holbrook, Attorney
1202 Nashville Trust Bldg.
Nashville, Tennessee

WARRANTY DEED

BOOK 5101 PAGE 616

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ira T. Adams (NAME)	same (NAME)	
3910 General Bates Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	149
Nashville 37204 Tenn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	74-75

Mail

For and in Consideration of the sum of - - - - - - TEN - - - - - - - - - - - - - - -
- (\$10.00) - - - - - - - - - *DOLLARS*

cash in hand paid by the hereinafter Ira T. Adams, and other good and valuable considerations, the receipt of which is hereby acknowledged,

DEC30 76 CONV 15,000.00
DEC30 76 S'TAX B* 39.00
DEC30 76 PR'FEE B* .50
DEC30 76 W'DEED B* 8.00 * 47.50

We, J. E. Nichols and wife, Madeline T. Nichols *have bargained and sold, and by these presents do transfer and convey unto the said* Ira T. Adams his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being parts of Lots 16 and 17 on the Map of the Houston Ezell et al, Subdivision of the Kirk Farm, Plan not of record, described according to a survey made by Ragan-Smith & Associates, Inc. dated August 5, 1976, and being more particulary described as follows:

Beginning at a point at the intersection of easterly margin of Lakeville Drive (as shown and recorded on the Plan of Sec. 6, Edge-O-Lake, as of record in Book 3700, page 16, R.O.D.C.,Tenn.) and the northerly line of Lot No. 16 of the Kirk Farm as noted above, thence;
1. With the northerly line of said Lot 16, Kirk Farm and the southerly line of Lots in Sec. 6, Edge-O-Lake as noted above, N 56° 28' 56" E. 401.8' to the common rear corner of Lot 457, Sec. 6, Edge-O-Lake and Lot 458, Sec. 6-A, Edge-O-Lake as of record in Book 4595, page 168, R.O.D.C., Tennessee, thence;
2. With the rear of Lots 458, 459, 460 and 461, Sec. 6-A, Edge-O-Lake as follows; S 82° 13' 46" E, 107.98', thence;
3. N 54° 58' 56" E. 280.78' to a point in the original easterly line of Lot 16, Kirk Farm, thence;
4. With the easterly line of Lots 16 and 17, Kirk Farm, S 45° 41' 35" E, 85' more or less to the common corner of Lots 17 and 18, said Kirk Farm, thence;
5. With the common line between Lots 16 and 17, Kirk Farm, S 54° 42' W, 773.3' more or less to a point, thence;

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is \$ 15,000.00
Ira T. Adams
Affiant
Subscribed and sworn to before me, this the 30th day of ~~August~~ Dec 1976.
W. W. Williams
~~Notary Public~~ Dep. Reg.
~~My commission expires:~~
(Affix Seal)

6. With a curve to the right (radius 830') and severing Lots 16 and 17, Kirk Farm northwesterly a distance of 171.5' more or less to the point of beginning and containing 2.30 acres more or less.

Being the same property conveyed to J. E. Nichols and wife, Madeline T. Nichols by deed from James L. Walker and wife, Lura M. Walker of record in Book 2040, page 597, Register's Office for Davidson County, Tennessee.

unimproved (X) This is improved ( ) property, known as Lakeville Drive (House Number) (Street) Nashville 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 Ira T. Adams *his heirs and assigns, forever.*

And we *do covenant with the said* Ira T. Adams *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.*

And we, J. E. Nichols and wife Madeline T. Nichols *do further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Ira T. Adams *his heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hands this* 26th *day of* August, *19*76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

J. E. Nichols

Madeline T. Nichols

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 J. E. Nichols and wife Madeline T. Nichols

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, Tennessee, this 26th day of August, 19 76.

Paul Hollowell, Notary Public.

Commission Expires 5/2/77

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

J. E. NICHOLS, ET UX

TO

IRA T. ADAMS

D 8 3 2 5 6

IDENTIF. REFERENCE

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Dec 30 9 47 AM '76

REGISTER

BOOK 510 PAGE 619

Compliments of

Chicago Title Insurance Company

S. W. Corner Third & Union

Phone 256-2656

NASHVILLE, TENNESSEE 37201