Map. Parcel
Par 71

WARRANTY DEED BOOK 5131 PAGE 544 72-12

THIS DEED OF CONVEYANCE, Witnesseth: That, for the consideration of One ($1.00) Dollar, cash, paid, I, VALLIE GRAHAM MUENCH (NOW NICHOLS), hereinafter called the Grantor do hereby sell, transfer and convey unto VALLIE G. NICHOLS and husband, NED O. NICHOLS, hereinafter called the Grantees, survivor and assigns, so as to, and do create in the Grantor and in the Grantee an estate by the entirety in the enire fee as contemplated and permitted by Section 64-109 TCA, in and to the particular tract of land situate in the 3rd. Civil District of Robertson County, Tennessee, described as follows, to-wit:

APR-6F MISC B* 4.00 * 4.00

> Land in Davidson County, Tennessee, being Lot No. 156, on the Map of the revision of Sec. I, Sunset View S/D, as of record in Book 2663, page 27 and 28, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 156 fronts 105 feet on the westerly side of McGavock Pike and runs back 359.7 feet on the northwesterly line and 328.9 feet on the southeasterly line to a dead line in the rear on which it measures 19 feet.
>
> Being the same property as that conveyed to Vallie Graham Muench from Karl Alexis Muench of record in Deed Book 4249, Page 941, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all appurtenances and immunities thereto pertaining, unto the said Grantees, survivor and assigns, forever, as tenants by the entirety. The Grantor covenants with the Grantees, survivor and assigns: (1) That she is lawfully seized in fee of said premises; (2) That she has a good and perfect right to make this conveyance; (3) That said premises are unincumbered; and (4) That she will warrant and defend the title in and to said land against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF I have hereunto affixed my signature on this 16th day of December, 1976, at Springfield, Robertson County, Tennessee.

Vallie Graham Muench
(Now Nichols)

THIS INSTRUMENT PREPARED BY
TRAVIS PRICE, ATTY.
121 5TH AVE. W.
SPRINGFIELD, TENN. 37172

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, A Notary Public in and for said County and State the within named VALLIE

Beeper
Vallie G. Nichols etux
2949 McGavock Pike
Nash. Tenn

Dan Rees
Emmigrant Sav. Bank
3200 Virginia Beach
V.a

GRAHAM MUENCH (NOW NICHOLS) the Bargainor with whom I am personally acquainted and who acknowledged that she executed the within Deed Instrument for the purposes therein contained.

Witness My Hand and Official Seal at Springfield, Robertson County, Tennessee, this 16th day of December, 1976.

Mary L. Hamill
NOTARY PUBLIC

My Commission expires: January 24, 1979.

REAL PROPERTY TAXES WILL BE PAID

By_____
NAME

_____
ADDRESS

STATE OF TENNESSEE, ROBERTSON COUNTY

I, [illegible], hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $_____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale. Affiant _____

Subscribed and sworn to before me this the _____ day of _____ 19____

_____

D97205

IDENTIF. REFERENCE

APR 6 9 47 AM '77

REGISTER
DAVIDSON COUNTY, TENN.