BOOK 5137 PAGE 300

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,500.00

Arthur L. Christion
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 19 77

Notary Public

MY COMMISSION EXPIRES: 9-8-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & WEEMS, ATTYS.
WILKINS, ADAMS & WEEMS, ATTORNEYS, 401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arthur L. Christion (NAME)	First Investment Company (NAME)	MAP 60-2
3138 Moorewood Drive (STREET ADDRESS OR ROUTE NUMBER)	244 Mock Road (STREET ADDRESS)	PARCEL 188
Nashville, Tn 37207 (CITY) (STATE) (P. O. ZIP)	Columbus, OH 43219 (CITY) (STATE) (ZIP)	12D 27590

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, John Paul Nivens et ux Eunice G. Nivens

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Arthur L. Christion et ux Stella L. Christion

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. 130 on the plan of Section One, Parkwood Estates, of record in Book 2900, pages 119 and 120, Register's Office for said County.

SAID Lot No. 130 fronts 71.2 feet on the southeasterly margin of Moorewood Drive and extends back 138.2 feet on the northeasterly line and 145.0 feet on the southwesterly line to a dead line in the rear, measuring 86.7 feet thereon.

BEING the same property conveyed to John Paul Nivens and wife, Eunice G. Nivens by deed from H. A. Swift and wife, Margaret Swift of record in Book 3251, page 261, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

unimproved { } This is Improved {XX} property, known as 3138 Moorewood Drive (House Number) (Street) Nashville, Tn 37207 (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 hand s this 15TH day of APRIL, 19 77

John Paul Nivens
John Paul Nivens

Eunice G. Nivens
Eunice G. Nivens

BOOK 5137 PAGE 301

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Paul Nivens et ux Eunice G. Nivens

the bargainor S, 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 Nashville, Tennessee, this 15TH day of APRIL, 19 77

Commission expires 9-8-79

Notary Public

STATE OF TENNESSEE
Davidson 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 purposes 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

D 99305

WARRANTY DEED

FROM
John Paul Nivens

TO
Arthur L. Christion

IDENTIFICATION REFERENCE

APR 18 3 26 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

APR 18 77	CONV	25,500.00		
APR 18 77	S'TAX		B*	66.30
APR 18 77	R'FEE		B*	.50
APR 18 77	M'DEED		B*	4.00

WILKINS, ADAMS & WEEMS, ATTORNEYS
401 Union Street
1100 Fidelity Federal Building
Nashville, Tennessee 37219