THIS INSTRUMENT WAS PREPARED BY: LARRY WESTBROOK, ATTORNEY
2002 RICHARD JONES ROAD
NASHVILLE, TENNESSEE 37215

BOOK 5171 PAGE 174

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LANNY J. NICHOLS ET UX	SECURITY FEDERAL SAVINGS & LOAN	43-16-156 KS
(NAME)	(NAME)	
1020 MALLOW DRIVE	4235 HILLSBORO ROAD	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
MADISON, TENNESSEE 37115	NASHVILLE, TENNESSEE 37215	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ($10.00)
TEN AND NO/100---------- *Dollars,*

cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

have this day bargained and sold, and do hereby transfer and convey unto the said
Lanny J. Nichols and wife, Judy D. Nichols, their
(successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Arrowhead Estates Revised, Section I, of record in Book 4955, page 27, Register's Office for said County.

Said lot 33 fronts 56.00 feet on the southwesterly side of Mallow Drive, and runs back between lines 208.00 feet on the northwesterly side, and 184.40 feet on the southeasterly side, to a line in the rear on which it measures 55.14 feet.

Being part of the property conveyed to Jack Driver & Sons, Inc., by deed from Driver Investments, a partnership of record in Book 5155, page 816, Register's Office for said County.

This conveyance is made subject to restrictive covenants of record in Book 5154, page 59, Register's Office of Davidson County, Tennessee, and also subject to a 10-foot easement for public utilities along the rear line of premises and drainage and anchor easement located on premises, a 20-foot building set-back line from Mallow Drive and conditions of owner's certificate as shown on Plan of record in Book 4955, page 27, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
The actual consideration or value whichever is greater, for this transfer is $ 27,800.00
Subscribed and sworn to before me, this the 11th day of July 19 77
Affiant Lanny Nichols
My commission expires: 11-26-79 (Affix Seal)
Notary Public Karla Ann Epps

This is { unimproved / improved (X) } property, known as 1020 Mallow Drive (House Number) (Street) Madison, Tennessee 37115 P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
Lanny J. Nichols and wife, Judy D. Nichols, their
(successors), heirs and assigns forever. it *covenants that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except for the 1977 taxes which have been prorated and assumed by the grantees herein.
It *further covenants and binds* itself, its successors and assigns ~~xxxxxxxxxxxxxxxxxx~~ *to warrant and forever defend the title to said real estate to said*
Lanny J. Nichols and wife, Judy D. Nichols, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand* this 11th *day of* July, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

JACK DRIVER & SONS, INC.
By: Kenneth Driver
Treasurer

BOOK 5171 PAGE 175

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

.....

the within named 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.....Tennessee, this.....day of....., 19.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ...the undersigned....., *a Notary Public of the State and County aforesaid, personally appeared* Kenneth Driver, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Treasurer ..... *of the* Jack Driver & Sons, Inc., *the within named bargainor, a corporation, and that* he *as such* Treasurer, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Treasurer.

Witness my hand and seal, at office in Nashville, Tennessee *this* 11th *day of* July, *19* 77

Karen Epps *Notary Public*

Commission expires 11-26-79

KAREN EPPS NOTARY PUBLIC TENN. DAVIDSON COUNTY

WARRANTY DEED

FROM

Jack Driver & Sons, Inc.

TO

Lanny J. Nichols et ux

JUL 14 77	CONV	27,800.00			
JUL 14 77 S'TAX			B*	72.28	
JUL 14 77 PR'FEE			B*	.50	
JUL 14 77	W'DEED		B*	4.00	* 76.78

mail ow,
14438

IDENTIF. REFERENCE

JUL 14 2 47 PM '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238