BOOK 5212 PAGE 293

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,800.00

Estes F. Nichols
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF October, 1977

Notary Public

MY COMMISSION EXPIRES: 09/27/81

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
WILLIAM D. CASTLEMAN, ATTY.
807 AMERICAN TRUST BLDG.
NASHVILLE, TENNESSEE 37201

THIS INSTRUMENT WAS PREPARED BY
WILLIAM D. CASTLEMAN, 807 American Trust Building, Nashville, TN
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Estes F. Nichols (NAME)	Fidelity Federal Savings & Loan (NAME)	7-15
653 Gaylemore (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	8 E.K.
Goodlettsville, TN (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	10 D 24000

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, JAMES W. MARKHAM and wife, LINDA L. MARKHAM

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ESTES F. NICHOLS and wife, MARY LOIS NICHOLS

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 the 10th Civil District of Davidson County, Tennessee, being Lot No. 40, Section 3, Grizzard Manor, as of record in Plat Book 4675, page 40, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the southerly margin of Sadie Lane the common line between lots 40 and 41; running thence with the South side of same easterly 240 feet to a concrete monument; thence easterly and southerly around a curve 42.32 feet to a concrete monument in the westerly margin of Gaylemore Drive; thence with the westerly margin of same southerly 162.04 feet, more or less, to the north east corner of lot No. 39; thence with the northerly line of Lot No. 39, 230.1 feet to a concrete monument; thence with the easterly line of Lot No. 41, North 200 feet to the beginning.

BEING the same property conveyed to James W. Markham and wife, Linda L. Markham, by deed from Goodlettsville Development Company, Inc., a Tennessee Corporation, of record in Book 4798, page 489, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 4755, page 905, Register's Office for said county, and to easements and setback lines on the plan of record in Book 4675, page 40, said Register's Office.

This is unimproved ( ) improved (X) property, known as 653 Gaylemore Drive Goodlettsville, Tennessee
(House Number) (Street) (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 19th day of October, , 19 77

James W. Markham
JAMES W. MARKHAM

Linda L. Markham
LINDA L. MARKHAM

STATE OF TENNESSEE
Davidson County

BOOK 5212 PAGE 294

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES W. MARKHAM and wife, LINDA L. MARKHAM

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 19th day of October 1977

Commission expires 09/27/81

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 (their several oaths) (his oath) (themselves) (himself) acknowledged 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

112305-5

WARRANTY DEED

FROM JAMES W. MARKHAM and wife,

LINDA L. MARKHAM

TO ESTES F. NICHOLS and wife,

MARY L. NICHOLS

E 32168

IDENTIF. REFERENCE

OCT 20 2 57 PM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
WILLIAM [illegible] ATTY.
507 AMERICAN NATL. BLDG.
NASHVILLE, TENNESSEE 37201

FILE BOX # 9

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT 20 77	CONV	96,800.00			
OCT 20 77	S'TAX		B*	121.68	
OCT 20 77	PR'FEE		B*	.50	
OCT 20 77	W'DEED		B*	4.00	* 126.18