BOOK 5236 PAGE 37

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

19,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF DECEMBER, 197

Notary Public

MY COMMISSION EXPIRES: 2-21-97

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
THOMPSON & CRAWFORD, ATTORNEYS, 15th FLOOR, 1st AMERICAN BLDG., NASHVILLE, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy Arnold Williams (NAME)	Federated Financial Mortgage Corporation (NAME)	4D-42350
100 Buffalo Street (STREET ADDRESS OR ROUTE NUMBER)	1000 Circle 75 Parkway, #700 (STREET ADDRESS)	MAP 44-11
Old Hickory, TN 37138 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30339 (CITY) (STATE) (ZIP)	PARCEL 69

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 Robert A. Nichols and wife Gayle P. Nichols

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roy Arnold Williams, unmarried

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. 158 on the Plan of Village of Old Hickory, Section "A", as of record in Book 1424, Page 68, Register's Office for said County, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Robert A. Nichols and wife, Gayle P. Nichols by deed from Ralph N. Brown, Jr. and wife, Alda L. Brown of record in Book 4649, Page 93, Register's Office for said County.

THIS conveyance is subject to restrictive covenants of record in Book 1780, Page 122 and Book 2447, Page 151, and any existing easements of record.

This is unimproved ( ) improved (XX) property, known as 100 Buffalo Street (House Number) (Street) Old Hickory, TN 37138 (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 hands this 19TH day of DECEMBER, 197

Robert A. Nichols — Robert A. Nichols

Gayle P. Nichols — Gayle P. Nichols

STATE OF TENNESSEE
Davidson County

BOOK 5236 PAGE 38

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert A. Nichols and wife Gayle P. Nichols

the bargainor, 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 DECEMBER, 19 77

Commission expires 2-21-79

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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

WARRANTY DEED

FROM
Robert A. Nichols

TO
Roy Arnold Williams

E 42964

IDENTIF. REFERENCE

DEC 22 9 14 AM '77

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

THOMPSON & CRAWFORD
ATTORNEYS AT LAW
15th FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

DEC22	CONV	19,500.00			
DEC22	S'TAX		B*	50.70	
DEC22	PR'FEE		B*	.50	
DEC22	W'DEED		B*	4.00	* 55.20