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Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

34,900.00 Bobby A. Nichols
Affiant

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

Willie Mae Tarkley
Notary Public

MY COMMISSION EXPIRES: 2-24-79
(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 |
|---|---|---|
| Bobby A. Nichols (NAME) | Federated Financial Mortgage Corporation (NAME) | on 4D-60024 |
| 4848 Big Horn Drive (STREET ADDRESS OR ROUTE NUMBER) | 1000 Circle 75 Parkway, #700 (STREET ADDRESS) | MAP 65-13 |
| Old Hickory, TN 37138 (CITY) (STATE) (P. O. ZIP) | Atlanta, GA 30339 (CITY) (STATE) (ZIP) | PARCEL 22 |

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 E. Kirby, Jr. and wife Sherry A. Kirby

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bobby A. Nichols and wife Gayle P. 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 Davidson County, Tennessee, being Lot No. 13 on the Plan of Sherwood Forest, Section 1, as of record in Book 4175, Page 153, Register's Office for said County, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to James E. Kirby, Jr. and wife, Sherry A. Kirby by deed from Forrest Gene Holland and wife, Emily B. Holland of record in Book 4798, Page 550, Register's Office for said County.

THIS conveyance is subject to restrictive covenants of record in Book 4465, Page 164 and Book 4462, Page 427 and any existing easements of record.

This is unimproved ( ) improved (X) property, known as 4848 Big Horn Drive (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, 19 77

James E. Kirby, Jr. James E. Kirby Jr.

Sherry A. Kirby Sherry A. Kirby

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Kirby, Jr. and wife Sherry A. Kirby

the bargainor S, 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
James E. Kirby, Jr.

TO
Bobby A. Nichols

E 43509

IDENTIF. REFERENCE

DEC 28 9 35 AM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

| | | | | | |
|---|---|---|---|---|---|
| DEC28 | CONV | 34,900.00 | | | |
| DEC28 | S'TAX | | B* | 90.74 | |
| DEC28 | PR'FEE | | B* | .50 | |
| DEC28 | W'DEED | | B* | 4.00 | * 95.24 |