ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Phillip A. Nicholas, et al (NAME)	Community Federal Savings & Loan (NAME)	Map 81-15
1606 & 1608 Heiman Street (STREET ADDRESS OR ROUTE NUMBER)	2701 Jefferson Street (STREET ADDRESS)	Parcel 386 & 387
Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37208 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ----------Ten Dollars and No/100---------- ----------($10.00)---------- DOLLARS cash in hand paid by Phillip A. Nicholas, and other good and valuable considerations, receipt of which is hereby acknowledged.

APR 10 78	CONV	33800.00			
APR 10 78	S'TAX		B*	37.88	
APR 10 78	PR'FEE		B*	.50	
APR 10 78	W'DEED		B*	4.00	* 92.38

JESSIE C. SMITH have bargained and sold, and by these presents do transfer and convey unto the said Phillip A. Nicholas and wife, Violet M. Nicholas, Gertrude E. Nicholas Brooks and Allison E. Nicholas Metz

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 and the easterly 33-1/3 feet of Lot No. 5 on Underwood's Plan of Lots, as of record in Book 21, page 117, Register's Office for said County.

Said lots front together 83-1/3 feet on the northerly margin of Heiman Street and extend back between parallel lines 162 feet to an alley.

Being the same property conveyed to Jessie C. Smith by deed from Samuel M. McKissack and wife, Olivia J. McKissack, of record in Book 4667, page 341, and by installment deed from Harris A. Gilbert, Trustee, of record in Book 4650, page 921, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1606 & 1608 Heiman Street, Nashville, Tennessee (House Number) (Street) (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 5th day of April, 19 78.

Jessie C. Smith

JESSIE C. SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5271 PAGE 455

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jessie C. Smith

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of April, 1978.

My commission expires 11-6-79 Notary Public Shirley L Jackson

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 33,800.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 5th day of April, 1978.

My commission expires 11-6-79 Notary Public Shirley L Jackson

mail

This instrument was prepared by:

Lawyer's Escrow Service, Inc., 300 James Robertson Pky., Nashville, Tennessee

Name Address

WARRANTY DEED

FROM

TO

E. 58908

IDENTIF. REFERENCE

APR 10 2 18 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219