BOOK 5279 PAGE 283

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$24,850.00 Winston Churchill Washer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April, 1978

William B. Gregory
Notary Public

MY COMMISSION EXPIRES: Nov. 12, 1978
(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Winston Churchill Washer (NAME)	Federated Financial Mtg. Corp. (NAME)	60-16
2832 Brunswick Drive (STREET ADDRESS OR ROUTE NUMBER)	1000 Circle 75 Parkway, Ste 700 (STREET ADDRESS)	62
Nasnville, TN (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30339 (CITY) (STATE) (ZIP)	12DZ 07090

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, STEPHEN A. NICHOLS and wife, DOROTHY L. NICHOLS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WINSTON CHURCHILL WASHER and wife, DONNA J. WASHER

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:

BEING Lot No. 48 on the Plan of Capitol View Subdivision, of record in Book 974, pages 52 and 53, Register's Office, Davidson County, Tennessee.

SAID Lot No. 48 fronts 99.5 feet on the westerly side of Brunswick Drive and extends back 144 feet on the northerly side and 158.2 feet on the southerly side to a line on the rear on which it measures 100 feet thereon.

BEING the same property conveyed to Stephen A. Nichols and wife, Dorothy L. Nichols by deed of record in Book 4941, page 45, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE is subject to any and all restrictions and easements of record in the Register's Office, Davidson County, Tennessee; especially to the easements of record in Book 4026 page 632, Register's Office, Davidson County, Tennessee.

Stephen A. Nichols and S. A. Nichols are one and the same person.

This is unimproved ( ) improved (X) property, known as 2832 Brunswick Drive, Nashville, Tennessee 37207
(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 21st day of April, 19 78

Stephen A. Nichols
STEPHEN A. NICHOLS

DOROTHY L. NICHOLS
Dorothy L. Nichols

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Janice A. Byrd, a Notary Public in and for said County and State, the within named Stephen A. Nichols and wife, Dorothy L. Nichols

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 21st day of April 19 78

Commission expires 9/27/81

Janice A. Byrd
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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) acknowledged (themselves) (himself) 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

WARRANTY DEED

FROM
Stephen A. Nichols and wife,
Dorothy L. Nichols

TO
Winston Churchill Washer and wife,
Donna J. Washer

F 6255.9

IDENTIF. REFERENCE

APR 28 4 02 PM '78

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

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

file #9

APR 28 78	CONV	24,850.00				
APR 28 78	S'TAX		B*	64.48		
APR 28 78	PR'FEE		B*	.50		
APR 28 78	W'DEED		B*	4.00	*	68.98