BOOK 5295 PAGE 608

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,600 00

Jane L Futrell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 1978

Notary Public

MY COMMISSION EXPIRES: 10/11/82
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
T & J Enterprises (NAME)	Realty Mortgage, Inc. (NAME)	MAP 136-11
3701 Edgewater Drive (STREET ADDRESS OR ROUTE NUMBER)	2200 Century Boulevard, N.E. (STREET ADDRESS)	PARCEL 14
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Altanta, GA 30345 (CITY) (STATE) (ZIP)	2D-38706

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, Mike Nichols, Jr. and wife Brenda Nichols

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO T & J Enterprises

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. 14 on the plan of Section Two Priest Lake Park, of record in Book 4175, Pages 56, 57 and 58, Register's Office for said County.

SAID Lot No. 14, which is a corner lot, fronts 116.20 feet on the northwesterly margin of Anderson Road and fronts 86.00 feet on the southwesterly margin of Edgewater Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 150.19 feet on the northwesterly line and 115.85 feet on the southwesterly line to a point of intersection.

BEING the same property conveyed to Mike Nichols, Jr. and wife Brenda Nichols, by deed from Jimmy B. Furlow, not married, of record in Book 5285, Page 236, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

Grantee herein agrees to assume and pay the unpaid balance of a note secured by a Deed of Trust of record in Book 5285 page 238 Register's Office, Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 3701 Edgewater Drive (House Number) (Street) Nashville, TN 37217 (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 31st day of May, 1978

Mike Nichols, Jr. Mike Nichols

Brenda Nichols Brenda Nichols

STATE OF TENNESSEE
Davidson County

Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Mike Nichols Jr. & Brenda 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 Davidson Co., Tennessee, this 31st day of May 19 78

Commission expires 1-28-80

Grace L. Cathey
Notary Public

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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

TO

E. 6. 9 7. 7. 2.

IDENTIF. REFERENCE

JUN 7 3 27 PM '78

FELIX Z. WILSON CLERK & REGISTER
DAVIDSON COUNTY, TENN.

Edward Sheldon
Attorney-at-Law
1102 KERMIT DRIVE, SUITE 203
NASHVILLE, TENNESSEE 37217

JUN-7 78	CONV	59,600.00			
JUN-7 78	S'TAX		B*	154.96	
JUN-7 78	PR'FEE		B*	.50	
JUN-7 78	W'DEED		B*	4.00	* 159.46