THIS INSTRUMENT WAS PREPARED BY
McKINNEY and EVERETT
ATTORNEYS AT LAW
Suite One 1303 Gallatin Road, North
Madison, Tennessee 37115

BOOK 5347 PAGE 337

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
TERRY LEE NICHOLS, ET UX	Same	65
(NAME) 515 Menees Lane	(NAME)	Lot 176
(STREET ADDRESS OR ROUTE NUMBER) Madison Tn 37115	(STREET ADDRESS)	
(CITY) (P. O./ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ----------
----------($10.00) *Dollars,*

cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable considerations,

We, BEN C. DONNELL and wife, ANITA K. DONNELL, hereinafter called the GRANTORS,

have this day bargained and sold, and do hereby transfer and convey unto the said TERRY LEE NICHOLS and wife, TERESA O. NICHOLS, hereinafter called the GRANTEES

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

A tract of land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, being Lot No. 1 of the Ben C. Donnell property, and described according to a survey made by Bruce Rainey & Assoc., Land Surveyors, dated June 26, 1978, and more particularly described as follows:

BEGINNING at an iron pin in the north right of way of Menees Lane, said point being the southeast corner of Tommy B. Key's property; thence in a northerly direction N 6° 22' 29" E 603.99 feet to an iron pin; thence in an easterly direction S. 81° 27' 54" E 100.00 feet to a point; thence in a southerly direction S 6° 22' 04" W 600.07 feet to a point; thence in a westerly direction N 83° 42' 33" W 100.00 feet to the point of beginning, containing 1.38 acres, more or less.

Being a part of the same property conveyed to Ben C. Donnell and wife, Anita K. Donnell, by deed from Kenneth H. Brown and wife, Norma D. Brown, of record in Book 5260, page 319, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10,000.00

Subscribed and sworn to before me, this the 4 day of October 1978

Affiant

My commission expires May 19, 1982 (Affix Seal)

Notary Public

This is unimproved property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES,
..... their ..... *(successors),*

heirs and assigns forever. We ..... *covenant that* We are ..... *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We ..... *further covenant and bind* ourselves, our ..... *heirs and representatives, to warrant and forever defend the title to said real estate to said* GRANTEES, their ..... *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 4th day of October, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Ben C Donnell

x Anita K. Donnell

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Ben C. Donnell and wife, Anita K. Donnell, *the within named 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 Madison, Tennessee *this* 4th *day of* October, *19*78.

Jno L Ewing Jr
Notary Public

Commission expires May 19, 1979

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ..., *with whom I am personally acquainted, and who, upon oath, acknowledged* ...self *to be* ... *of the* ... *the within named bargainor, a corporation, and that* ...he *as such* ... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ...self *as* ...

Witness my hand and seal, at office in ..., *this* ...*day of* ..., *19*...

Notary Public

Commission expires ...

WARRANTY DEED

FROM

Ben C. Donnell, et ux

TO

Terry Lee Nichols, et ux

E 92857

IDENTIF. REFERENCE

OCT 6 10 51 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OCT-6 78	CONV	10,000.00	B*	26.00	
OCT-6 78	S'TAX		B*	.50	
OCT-6 78	PR'FEE		B*	4.00	* 30.50
OCT-6 78	W'DEED				

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