THIS INSTRUMENT PREPARED BY: LANCASTER & FARMER, ATTORNEYS
SUITE 100, 4207 LEBANON ROAD
HERMITAGE, TENNESSEE 37076

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From Information Furnished by Others

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
JAMES A. NICHOLS	SAME	3DZ51660/3DZ51662
(NAME)	(NAME)	
180 Wallace Rd.-Apt. A-16		MAP 62-5
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37211		PARCEL 46 & 47
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- DOLLARS

cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, receipt of which is hereby acknowledged, we,
LEE STOLLER and wife, CRISTY STOLLER

NOV-27[78]	CONV	14,000.00			
NOV-27[78]	S'TAX		B*	36.40	
NOV-27[78]	PR'FEE		B*	.50	
NOV-27[78]	W'DEED		B*	4.00	* 40.90

have bargained and sold, and by these presents do transfer and convey unto the said
JAMES E. NICHOLS, a single person

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

Being Lots Nos. 62 and 63, on the Revised Map of Riverview Subdivision, unrecorded, described as follows:

BEGINNING at a point in the westerly margin of Riverview Avenue, the common corner of Lots Nos. 61 and 62, said point being 3,277.4 feet, more or less, northwest of the intersection of said Avenue and McGavock Pike; thence with the line between said two lots southwesterly 159.9 feet, more or less, to the low water mark of the Cumberland River; thence with the line of said River, northerly 100 feet, more or less, to the common corner of Lots Nos. 63 and 64 on said Map; thence with the line between said two lots northeasterly 160 feet, more or less, to a point in the westerly margin of Riverview Avenue; thence with the margin of the same southeasterly 100 feet, more or less, to the point of beginning.

Being the same property conveyed to Lee Stoller by deed from Richard D. Minton as shown of record in Book 4760, page 719, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to restrictive covenants of record in Book 2929, Page 322, Register's Office for Davidson County, Tennessee, and to flowage easement of record in Book 2200, page 507, said Register's Office, and any other existing easements of record.

The 1978 property taxes to be prorated as of date of deed and Grantors to pay all back taxes.

unimproved (XX
This is improved ( ) property, known as _____
(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 1st day of November, 19 78.

LEE STOLLER: Lee Stoller

CRISTY STOLLER: Cristy Stoller

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lee Stoller and wife, Cristy Stoller

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 Hermitage, Tennessee, this 1st day of November, 19 78.

My commission expires 11-12-80. Notary Public Kay Cooper

KAY COOPER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 $14,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

James E Nichols
Affiant

Sworn to and subscribed before me this 1st day of November, 19 78.

My commission expires 11-12-80. Notary Public Kay Cooper

KAY COOPER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This instrument was prepared by:	
Name	Address

WARRANTY DEED

FROM LEE STOLLER and wife,

CRISTY STOLLER

TO JAMES E. NICHOLS,

a single person

E 98115

IDENTIF. REFERENCE

Nov 2 2 07 PM '78

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

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