ADDRESS NEW OWNER:
John W. Nichols, et ux
729 Georgetown Drive
Nashville, TN 37205

SEND TAX BILLS TO:
Fidelity Fed. Sav. & Loan
401 Union Street
Nashville, TN 37219

MAP PARCEL NOS.
Map 115-3
Par. 112
8D-52700

THIS INSTRUMENT PREPARED BY:
O. B. Hofstetter, Jr., Attorney
Home Federal Tower, 8th Floor
Nashville, TN 37219

Mail

BOOK 5370 PAGE 595

DEED OF GIFT

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand to us paid by John W. Nichols and wife, Julia R. Nichols, the love and affection we have for our said son and daughter-in-law, and the assumption and agreement to pay by them the unpaid balance of a note to Fidelity Federal Savings & Loan Association of Nashville, secured by Deed of Trust of record in Book 4650, Page 985, Register's Office for Davidson County, Tennessee, we, the undersigned, CHARLES S. NICHOLS and wife, MARY R. NICHOLS, have bargained and sold, and by these presents do transfer and convey unto JOHN W. NICHOLS and wife, JULIA R. NICHOLS, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Being Lot No. 20 on the Plan of Brook Meade, Section III, as of record in Book 2133, Page 116, Register's Office for said County.
>
> Said Lot No. 20 fronts 117 feet on the southerly side of Georgetwon Drive, and runs back on the westerly line 375.5 feet and on the easterly line 373.4 feet to a dead line in the rear on which it measures 117.1 feet.
>
> Being the same property conveyed to Charles S. Nichols, et ux, by deed from Anthony A. Benish, Jr., et ux, of record in Book 4650, Page 983, said Register's Office.
>
> Restrictive covenants of record in Book 2298, Page 199, and in Book 2395, Page 439, and as shown on the Plan of record in Book 2133, Page 116, said Register's Office.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said John W. Nichols and wife, Julia R. Nichols, 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, except as hereinabove set out.

And we, CHARLES S. NICHOLS and wife, MARY R. NICHOLS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS my hand this 4th day of December, 1978.

F03276

IDENTIFICATION REFERENCE

DEC 5 8 45 AM '78

FELIX A. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Charles S. Nichols

Mary R. Nichols

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greaterfor this transfer is $ 10,00.

Subscribed and sworn to before me,

this 4th day of December, 1978.

Notary Public

My commission expires:

10-18-81

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Eunice Miller, a Notary Public in and for said County and State, Charles S. Nichols and wife, Mary R. Nichols, the within named bargainors, 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 4th day of December, 1978.

Eunice Miller
Notary Public

My commission expires:

October 18, 1981

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[illegible]C-5[illegible]	S'TAX		[illegible]*	26.0[illegible]	
[illegible]C-5[illegible]	PR'FEE		[illegible]*	.50	
[illegible]C-5[illegible]	W'DEED		[illegible]*	6.0[illegible]	* 32.50

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