BOOK 5381 PAGE 306

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

29,500.00 James M. Nicholson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF DECEMBER, 19 78.

Notary Public

MY COMMISSION EXPIRES: 4/29/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TN. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Nicholson (NAME)	Exchange Bond & Mortgage Corporation (NAME)	2DA-53545
1908 Louanne Drive (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, NE (STREET ADDRESS)	107-5
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30341 (CITY) (STATE) (ZIP)	236

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, Billy Clark et ux Irene Clark

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James M. Nicholson and Anita K. Gasser

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. 267 on the Plan of Bel-Air Subdivision, Section 2, of record in Plat Book 2900, Pages 29, 30, 31, and 32, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Billy Clark and wife, Irene Clark, by deed from George Henderson, Trustee, of record in Book 5032, Page 511, said Register's Office.

This conveyance is subject to restrictions, of record in Book 2964, Page 1, and Book 3096, Page 485, said Register's Office.

This conveyance is subject to a public utilities easement; an anchor easement; and building lines, of record in Plat Book 2900, Pages 29, 30, 31, and 32, said Register's Office.

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

This is ( ) unimproved ( ) improved property, known as 1908 Louanne 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 27TH day of DECEMBER, 19 78

Billy Clark Billy Clark

Irene Clark Irene Clark

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billy Clark et ux Irene Clark

the bargainor, 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 27TH day of DECEMBER 1978

Commission expires 1/29/79

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

F. 0. 7. 7. 8. 7.

WARRANTY DEED

FROM
Billy Clark

TO
James M. Nicholson

IDENTIF. REFERENCE

JAN 3 11 49 AM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

title search, inc.
210 Athens Way, Suite 1
311 plus park boulevard
nashville, tennessee 37217
Mail Box #24

JAN-3[79]	CONV	29,500.00				
JAN-3[79]	S'TAX		B*	76.70		
JAN-3[79]	PR'FEE		B*	.50		
JAN-3[79]	W'DEED		B*	4.00	*	81.20