THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
223 Madison St., Madison, TN 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES E. NICHOLS, ET UX	Same	75-10
(NAME:)	(NAME:)	
Same	847 North Springfield Hwy.	56
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
	Goodlettsville TENN	08160 04D
(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, and other good and valuable consideration, the receipt of which is hereby acknowledged,

BOOK 5492 PAGE 1

JAMES H. HALE AND WIFE, FRANCES S. HALE, AND DOYLE E. KINSLOW AND WIFE, INEZ KINSLOW, hereinafter referred to as Grantors,

have bargained and sold, and by these presents do transfer and convey unto the said JAMES E. NICHOLS AND WIFE, ANNA M. NICHOLS, hereinafter referred to as Grantees, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Reserved Parcel A, on the Plan of Hermitage Estates, as of record in Book 3300, page 71, Register's Office for said County, and a tract marked 1, on the survey of Don Shanklin, dated August 27, 1966, which said Tract 1 adjoins Parcel A, and described together according to said survey as follows:

BEGINNING at a point on the southerly margin of Tyler Drive, at a concrete monument at the northeast corner of Parcel A, thence along the easterly line of said parcel, South 37 degrees 29' West 263,15 feet to a concrete monument; thence to the westerly line of said Parcel, North 15 degrees 20' West 85.11 feet to an iron pin; thence with southerly line of Tract 1, as shown on said survey, North 52 degrees 22' West 132.04 feet to an iron pin in the southeasterly margin of U.S. Highway 70, and Tennessee Highway 24; thence with the margin of said highway North 37 degrees 38' East 161.75 feet to a concrete monument; thence around a curve to the right with a radius of 50 feet 78.5 feet to a concrete monument in the southerly margin of Tyler Drive; thence with the margin of the same, South 52 degrees 26' East 149.90 feet to the beginning.

Being the same property conveyed to James E. Nichols, James H. Hale and Doyle E. Kinslow, a partnership, d/b/a Nichols, Hale & Kinslow, by deed from Sun Oil Company of Pennsylvania, a Pennsylvania corporation, of record in Book 5067, page 507, Register's Office for Davidson County, Tennessee.

(CONTINUED)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $25,000

Subscribed and sworn to before me, this the 13th day of [illegible] 19 79

James E Nichols
Affiant

My commission expires AT-21-80 (Affix Seal)

Notary Public

MEEKS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Frances S. Hale and Inez Kinslow join in this conveyance for the purpose of conveying any right, title and interest they may have in and to the said property, marital or otherwise.

INCLUDED in the above described property, but EXCLUDED from this conveyance is a right-of-way deed for highway purposes to the Metropolitan Government of Nashville-Davidson County, Tennessee, and a temporary construction easement to the State of Tennessee for a period of three (3) years, both of record in Book 5084, page 156, Register's Office for Davidson County, Tennessee.

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

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.*

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.*

Witness our hands *this* 13th *day of* August, *19*79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X James W Hale
X Frances S Hale
X [illegible]
X Inez Kinslow
X [illegible]
X James E Bichal

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 JAMES H. HALE AND WIFE, FRANCES S. HALE, AND DOYLE E. KINSLOW AND WIFE, INEZ KINSLOW

the 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 Goodlettsville, Tennessee, this day of Aug., 1979.

D. Davis, Notary Public.

Commission Expires 7-15-82

GARRETT JR. NOTARY PUBLIC AT LARGE STATE

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at, this day of, 19.

, Notary Public.

Commission Expires

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

6575 CHECK

F-49620

IDENTIF. REFERENCE

AUG 31 3 54 PM '79

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

BOOK 5492 PAGE 4

WARRANTY DEED

FROM

JAMES H. HALE, ET UX AND

DOYLE E. KINSLOW, ET UX

TO

JAMES E. NICHOLS, ET UX

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 112 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5492 PAGE 5

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			250[illegible].00- CO	
			95.00 CO TX	
		VC	95.00- CO TX	
			65.00 CO TX	
			.50 PRFEE	
			12.00 MDEED	
			CHECK	77.50-
			8575AC8/31/79 8:L	.50

F 49620

IDENTIF. REFERENCE

AUG 31 3 54 PM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 708956