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9292 12/03 17.30- CASH

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3,000.00

Nader Baydoun
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF December 1979.

E. Brashears
Notary Public

MY COMMISSION EXPIRES: Dep. Reg.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NADER BAYDOUN	105 Bowling Ave. Nashville, TN. 37205
NAME	ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald E. Nichols (NAME)	Donald E. Nichols (NAME)	146-10
5056 Kingsview Court (STREET ADDRESS OR ROUTE NUMBER)	5056 Kingsview Court (STREET ADDRESS)	Par 381
Nashville, TN. 37220 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37220 (CITY) (STATE) (ZIP)	

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, Carl B. Parker, Jr. and wife, Katherine Wright Parker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald E. Nichols

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:

As described in Attachment #1.

unimproved (X)
This is improved ( ) property, known as 5060 Kingsview Court Nashville, TN. 37220
(House Number) (Street) (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 hands this 30th day of November, 1979

Carl B. Parker, Jr.

Katherine Wright Parker

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Betty Sue Delk, a Notary Public in and for said County and State, the within named Carl B. Parker, Jr., and wife, Katherine Wright Parker

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 Nashville, Tennessee, this 30th day of November 19 79

Commission expires 7-10-83

Betty Sue Delk
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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, 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

WARRANTY DEED

FROM
Carl B. Parker, Jr. and
Katherine W. Parker
TO
Donald E. Nichols

F 6 6 1 2 6

IDENTIF. REFERENCE

DEC 3 12 41 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

ATTACHMENT #1

Land in Davidson County, Tennessee, being Lot No. 18 on the revised plan of Lots 16, 17 and 18, Forest Park, which plan is of record in Book 3500, Page 58, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 186.8 feet on the easterly side of Kingsview Court and runs back between lines 298.7 feet on the northerly side and 336 feet on the southerly side to a line in the rear which is a broken line and measures 170 feet along said broken line.

Being the same property conveyed to Carl B. Parker and wife, Katherine Wright Parker, and Donald E. Nichols and wife, Virginia F. Nichols, by deed from David S. Harkness and wife, Betty G. Harkness, of record in Book 4170, Page 573, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 3162, Page 513, and Book 3429, Page 111, Register's Office of Davidson County, Tennessee, and applicable zoning regulations of Oak Hill. Also a 75 foot minimum building set back line from Kingsview Court; a 10 foot easement for public utility purposes along the southerly margin and along the rear line of said lot; a 40 foot easement at the rear, as shown on said revised plan of record in Book 3500, Page 58, said Register's Office, for an easement for pump station and a temporary 15 foot easement along the front of said lot for a turn around; also subject to a right-of-way for ingress and egress over the extention of Kingsview Court lying south of and connecting to Kingsview Court, as previously located on Forest Park Subdivision, a plan of which is of record in Book 2900, Page 122, Register's Office of Davidson County, Tennessee, over the portion of said Kingsview Court lying directly in front of Lot 18 on said revised plan of Forest Park Subdivision, which said extention of Kingsview Court is dedicated as a continuation of Kingsview Court in the revised plan of Lots 16, 17 and 18 of Forest Park of record in said Book 3500, Page 58, said Register's Office, as set forth in deed to Lee A. Enoch, Jr. and wife, Mary M. Enoch, from Clark B. Rollins, Jr., of record in Book 3642, Page 29, Register's Office for Davidson County, Tennessee.

Also subject to the following:

"It is expressly understood and agreed by Grantees that a portion of the said Kingsview Court lying in front of said Lot No. 18 has not been completed or improved and as to this Grantees accept the conveyance of said Lot No. 18 and said uncompleted portion of said Kingsview Court in its present condition and waive any and all requirements on the part of Grantors as to completing and improving the same and assume all obligations connected with the use by them of said uncompleted portion of said Kingsview Court, and do hereby relieve, release and discharge Grantors from the same." See provisions of deed from Rollins, Et Ux, to Harkness, Et Ux, Book 3992, Page 64 said Register's Office.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			3000.00- CO	
			7.80 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CASH	17.30-
9292A	12/03/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F66126

IDENTIF. REFERENCE

DEC 3 12 41 PM '79

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 729072