ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Mary Anne Kirk	Noel-Palmer Mortgage Co.	104-9-129
(NAME)	(NAME)	
3720 West End Avenue	P. O. Box 2546	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS

Cash in hand paid by MARY ANNE KIRK, ("Grantee"), the receipt of which is hereby acknowledged, and for other good and valuable considerations including Grantee's Deed of Trust Note of even date herewith, in the amount of $100,000, the payment of which note is secured by Vendor's Lien and Superior Title herein retained, and is additionally secured by Deed of Trust of even date herewith to Truman S. Wrenne, Trustee, by Grantee, JACK HAMLIN NICHOLS, a resident of Harris County, Texas

have bargained and sold, and by these presents do transfer and convey unto the said MARY ANNE KIRK

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

Being Lot No. 21 of Block 7, on the Plan of Richland Realty Company's Subdivision, Division "A". A plan of said property dividing it into blocks is of record in Book 161, Page 151, Register's Office for said County, but said plan does not show the subdivision of said blocks into small lots.

According to a printed copy of an unregistered plan subdividing said blocks into small lots, said lot No. 21 fronts 100 feet on the northerly side of West End Avenue and runs back between parallel lines with and 200 feet east of the easterly margin of Christopher Street, 200 feet to the South line of Lot No. 22.

Being the same property conveyed to Jack Hamlin Nichols by deed from David Claude Nichols, of record in Book 2930, Page 313, and by deed from Mrs. Bonny Belle Nichols and husband, Claude W. Nichols, of record in Book 2442, Page 590, Register's Office for Davidson County, Tennessee.

It is expressly agreed that the Vendor's Lien as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the abovedescribed note of Grantee and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this deed shall become absolute.

unimproved ( )
This is improved (XX) property, known as 3720 West End Avenue, Nashville, Tennessee
(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 18th day of December, 19 79.

Jack H. Nichols
JACK HAMLIN NICHOLS

STATE OF ~~TENNESSEE~~ TEXAS

BOOK 5545 PAGE 752

COUNTY OF Harris

Personally appeared before me, WINONA J. ROMANS, a Notary Public in and for said County and State, the within named JACK H. NICHOLS

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

Witness my hand and official seal at Houston, Texas, this 14th day of December, 1979.

My commission expires 10-5-80 Notary Public Winona J. Romans

WINONA J. ROMANS
Notary Public in and for Harris County, Texas
My Commission Expires 10-5-80

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 $ 132,000.00

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

Mary Ann Kirk

Sworn to and subscribed before me this 13th day of December, 1979.

My commission expires 9-25-83 Notary Public Angela M Canty

This instrument was prepared by:

Jon Wagner, Atty., 14672-C Perthshire, Houston, Texas 77079

Name Address

2762 12/19 349.70- CHECK

WARRANTY DEED

FROM Jack Hamlin Nichols

TO Mary Ann Kirk

F 68783

IDENTIF. REFERENCE

Dec 19 11 21 AM '79

FELIX Z. NELSON II REGISTER
DAVIDSON COUNTY, TENN.

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

FILE PIONEER TITLE CO

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

BK5545 PAGE 753

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
			132000.00- CO	
			343.20 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	349.70-
2762A	12/19/79	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F68783

IDENTIF. REFERENCE

Dec 19 11 21 AM '79

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

No. 732427