This Form furnished by Attorneys Title Company, Inc.

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Form No. WD-2

7750

FROM

Overton Nicholson, reserving a life estate

TO

Harold Nicholson and wife, Annie B. Nicholson

For draftsman's use

This instrument prepared by:
GRAHAM B. BOYCE, Attorney
2300 21st Avenue, South
Nashville, Tennessee 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold Nicholson (NAME)	Same (NAME)	Map 5
Greenbrier Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 12
Joelton, TN 37080 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

JAN 17 9 43 AM '80

FELIX Z. ROBINSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

F 72604

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 1,000.00 Harold Nicholson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF [illegible] 19 80

[illegible]
Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

01/17 9:10 CHECK

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 receipt of which is hereby acknowledged.

I, Overton Nicholson, reserving a life estate

have bargained and sold, and by these presents do transfer and convey unto the said Harold Nicholson and wife, Annie B. Nicholson their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 14th Civil District of Davidson County, Tennessee, designated as Tract #5 on a survey by Kessinger & Associates, Engineers, dated April 10, 1979, described as follows:

Beginning at the intersection of the North margin of Ridgewood Road and the centerline of Sulphur Branch, a corner to Buford Knight, the southeast corner of this tract and continuing as follows; S 88° 25' 09" W 263.12 feet to the intersection of the North margin of Ridgewood Road and the East margin of Greenbrier Road; thence with the East margin of Greenbrier Road as follows; N 18° 37' 46" E, 55.00 feet; thence N 20° 48' 13" E, 154.81 feet to the intersection of the centerline of Sulphur Branch and the East margin of Greenbrier Road; thence with the center of Sulphur Branch as follows; S 63° 42' 06" E, 111.96 feet; thence S 42° 12' 16" E, 77.89 feet; thence S 24° 39' 37" E, 90.53 feet to the point of beginning, containing 0.73 acres, more or less.

Being part of the same property conveyed to Overton Nicholson and wife, Kate Nicholson, by deed from E. O. Nicholson, et als, of record in Book 1115, page 568, Register's Office for Davidson County, Tennessee. The said Kate Nicholson having since died.

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This is { unimproved ( ) / improved ( ) } property, known as _____ (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 herein their heirs and assigns, forever.

And I do covenant with the said grantees herein that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And grantor herein do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 17 day of Jan, 19 80

Overton Nicholson

Overton Nicholson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Frank D Byrn, a Notary Public in and for said County and State, the within named Overton Nicholson

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 Nashville, Tennessee, this 17 day of Jan, 19 80

Frank D Byrn, Notary Public.

Commission expires Aug 9, 1981

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 _____.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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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

1000.00- CO
2.60 CO TX
.50 PRFEE
6.00 MOBED
CHECK 9.10-
7750A01/17/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 72604

IDENTIF. REFERENCE

JAN 17 9 43 AM '80

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

No. 737248