6490 01/ .1.- CASH

This Form furnished by Attorneys Title Company, Inc.

BOOK 5557 PAGE 906

Form No. WD-2

FROM

Overton Nicholson, reserving a life estate

TO

Elijah Overton Nicholson, III and wife, Clara D. Nicholson

For draftsman's use

This instrument prepared by
Graham B. Boyd Attorney
2300 Nashboro Blvd
Nashville Tn 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elijah Overton Nicholson, III (NAME)	Same (NAME)	Map 9
Greenbrier Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 45
Joelton, TN 37080 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE F73180

JAN 22 10 14 AM '80

REGISTER DAVIDSON COUNTY, TENN.

RUSH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 1,000.00 Overton Nicholson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF Jan 19 80

Graham B. Boyd
Notary Public

MY COMMISSION EXPIRES: Aug 7, 1981
(AFFIX SEAL)

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 Elijah Overton Nicholson, III and wife, Clara D. 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 #3 on a survey by Kessinger & Associates, Engineers dated April 10, 1979 and described as follows:

Beginning at an iron pin in the East margin of Greenbrier Road, said pin being located along the East margin of Greenbrier Road from an iron pin marking the northwest corner of a three (3) acre tract of land which belongs to Herman Nicholson as follows; N 8° 06' 45" E, 65.00 feet; thence N 0° 42' 22" E, 75.00 feet; thence N 9° 10' 30" W, 99.28 feet; thence N 15° 40' 45" W, 95.00 feet; thence 25° 35' 29" W, 128.49 feet; thence N 29° 36' 23" W, 100.31 feet to the point of beginning, the southwest corner of this tract and continuing as follows; N 87° 16' 57" E, 1184.91 feet to a point in the center of Sulphur Branch with an iron pin on the southwesterly bank; thence with the center of Sulphur Branch as follows; N 82° 14' 29" W, 113.66 feet; thence N 14° 24' 12" W, 127.74 feet; thence N 24° 19' 15" W, 324.17 feet; thence N 28° 18' 43" W, 115.73 feet; thence N 8° 52' 32" W, 76.52 feet to a point in the center of Sulphur Branch with an iron pin on the West bank; thence with a new line, S 89° 38' 54" W, 596.83 feet to an iron pin in the East margin of Greenbrier Road; thence with the East margin of Greenbrier Road as follows; S 18° 25' 57" W, 95.00 feet; thence S 22° 05' 41" W, 85.00 feet; thence S 27° 22' 58" W, 80.00 feet; thence S 33° 38' 52" W, 65.00 feet; thence S 37° 24' 34" W, 150.00 feet; thence S 32° 14' 30" W, 75.50 feet; thence S 24° 45' 15" W 29.98 feet; thence S 7° 24' 33" W, 34.52 feet; thence S 5° 16' 18" E, 30.00 feet; thence S 15° 49' 14" E, 59.52 feet; thence S 29° 36' 23" E, 44.69 feet to the point of beginning, containing 12.92 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, Registers Office for Davidson County, Tennessee. The said Kate Nicholson having since died.

WD-2

BOOK 5557 PAGE 907

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, 1950

Overton Nicholson

Overton Nicholson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Overton Nicholson, 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, 1950

Notary Public.

Commission expires Aug 7, 1951

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 _____ BOOK 5557 PAGE 908

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 WDEED CASH	9.10-
8490A01/22/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-731180

IDENTIFICATION REFERENCE

JAN 22 10 14 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No: 737960