6279 03/05 123.50- CHECK

BOOK 5574 PAGE 88

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$45,000.00 Tommie L. Nichols
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF March 19 80

Grace M. Floyd
Notary Public

MY COMMISSION EXPIRES: 7/19/81
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TITLE ESCROW, INC. 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tommie L. & Ruth B. Nichols (NAME)	Same (NAME)	107-13
1404 Winding Way (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 50
Nashville, Tnn. 37216 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	2DA-55550

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 Curtie Martin Talbert, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tommie L. Nichols and wife, Ruth B. Nichols as tenants by the entirety

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:

BEING part of a tract marked"K. G. Austin" on the Plan of Miro Meadows, 2nd Addition, of record in Book 1424, page 112, Register's Office for Davidson County, Tennessee, according to a survey by John Kohl dated December 21, 1979.
BEGINNING at a point on the westerly margin of Coarsey Drive thence S 84 deg. 09 min. 38 sec. West 165.0 feet to a point, thence north 5 deg. 46 min 38 sec. West 117.5 feet to a point; thence North 84 deg. 13 min. 37 sec. East 165.0 feet to a point in the westerly margin of Coarsey Drive; thence southerly along said margin of Coarsey Drive south 5 deg. 46 min. 38 sec. East 117.31 to the point of beginning. This description included a 25 foot strip of Ainlay Drive abandoned by Metro Council Bill No. 62-433 on the northerly margin of the former lot.

BEING the same property conveyed to Lewis H. Talbert and wife, Curtie Martin Talbert by deed from A. D. Hewlett and wife, Frances H. Hewlett of record in Book 2497, page 453, Register's Office for Davidson County, Tennessee. The said Lewis H. Talbert having since died.

THIS conveyance subject to such restrictions, easements and setback lines of record in said Register's Office and an easement for Sewers/and or Storm drainage of record in Book 4159, page 158, said Register's Office.

1980 Taxes have been pro-rated and assumed by Grantees

This is unimproved ( ) improved (xx) property, known as 1106 Coarsey Drive (House Number) (Street) Nashville, Tn. (P. O. Address) 37217 (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 my hand this 4th day of March, 19 80

Curtie Martin Talbert
Curtie Martin Talbert

STATE OF TENNESSEE
Davidson County

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

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 4th day of February 1980

Commission expires 7/19/81

Jane H. Hoyt
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

Curtie Martin Talbert, a widow

TO

Tommie L. Nichols and wife,

Ruth B. Nichols

F 79364

IDENTIF. REFERENCE

MAR 5 10 52 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File Box 24

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5574 PAGE 90

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

45000.00- CO
117.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 123.50-
6279A03/05/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 79364

IDENTIF. REFERENCE

MAR 5 10 52 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 745462