Prepared by Schulman, Polk & LeRoy
P.O. Box 2707
Nashville, TN 37219

BOOK 5579 PAGE 677

6435

03/18/94 9:90- CHECK

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gayle Perryman Nichols	Same	53-3
(NAME)	(NAME)	Par 249 J/S
100 Buffalo Street		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, Tenn. 37138		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of -

Ten and no/100 - *Dollars,*

and other good and valuable considerations

I, Fannie G. Simmons Tune

have this day bargained and sold, and do hereby transfer and convey unto the said Gayle Perryman Nichols

her *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in the Fourth Civil District of Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 190, Section B, Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown on plan recorded July 16, 1948, Book 1424, Page 67, in the Register's Office for Davidson County, Tennessee; fronting 50.0 feet on Birdsall Street, containing 0.10 acres, more or less;

Subject to and/or reserving one (1) permanent easement five (5) feet wide for utilities; and all rights in connection with said easement, including the ingress and egress over the property herein conveyed for servicing easement, are expressly reserved to the Grantor, all as shown on said recorded plan, which is made a part of this description by reference thereto.

Being the same property conveyed to Fannie G. Simmons from E. I. DuPont de Nemours and Company, a Delaware corporation, as of record in Book 1883, Page 486, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 34,000.00

Subscribed and sworn to before me, this the 17 day of March, 19 80

Affiant

My commission expires 8-16-80 (Affix Seal)

Notary Public

This is unimproved / improved property, known as 1402 Birdsall Street, Old Hickory, Tennessee
(House Number) (Street) P. O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Gayle Perryman Nichols

her *(successors),*

heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Gayle Perryman Nichols, her

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 27th *day of* August, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date:*

Fannie G. Simmons Tune

BOOK 5579 PAGE 678

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Fannie G. Simmons Tune, a Notary Public in and for said County and State, Fannie G. Simmons Tune Davidson County, Tennessee the within named 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 Old Hickory Tennessee, this 27th day of August, 19 77

Commission expires 12-2-80 George R. Stafford Notary Public

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.....

Commission expires ..... Notary Public

WARRANTY DEED

FROM

Fannie G. Simmons Tune

TO

Gayle Perryman Nichols

F 81002

IDENTIF. REFERENCE

MAR 18 9 53 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RECORD

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5579 PAGE 679

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
			34000.00- CO	
			60.40 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	94.90-
			8435A03/18/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.81002

IDENTIF. REFERENCE

MAR 18 9 53 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 747533