FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,500.00

Edward F. Bell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 28th DAY OF March, 1980.

Cheryl Lowenstein
Notary Public

MY COMMISSION EXPIRES: 1/15/83

(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
Edward F. Bell, 1100 American Trust Bldg., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. Lichtenstein (NAME)	Michael J. Lichtenstein (NAME)	104-16
1510 Elmwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	1510 Elmwood Avenue (STREET ADDRESS)	382
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

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, Roy S. Nicks and wife, Barbara J. Nicks

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael J. Lichtenstein and wife, M. Mary Flanagan

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 the westerly half of Lot No. 71 on the plan of Belmont Land Company's property called "Belmont Heights", as of record in Book 421, Page 34, of the Register's Office for Davidson County, Tennessee. Said part of Lot No. 71 fronts 50 feet on the northerly side of Elmwood Avenue and runs back between parallel lines, 188 feet to an alley.

Being the same property conveyed to Roy S. Nicks and wife, Barbara J. Nicks by deed from Ronald K. Nevin, Trustee of record in Book 5376, Page 185, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1510 (House Number) Elmwood Avenue (Street) Nashville (P. O. Address) (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 our hand s this 28th day of March, 1980

Roy S. Nicks X

Barbara J. Nicks X

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Edward F. Bell, a Notary Public in and for said County and State, the within named Roy S. Nicks and wife, Barbara J. Nicks

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of March 19 80.

Commission expires 4/18/82

Edward Frank Bell
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

EDWARD FRANK BELL NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

FROM

Roy S. Nicks and wife,

Barbara J. Nicks

TO

Michael J. Lichtenstein and

wife, M. Mary Flanagan

F. 82906

IDENTIF. REFERENCE

MAR 31 4 02 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

652 03/31 140.40+ CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

51[illegible].00- CO
165.00 CO TX
.50 PRFEE
0.00 MORTG
CHECK 140.40-
0852A03/31/80 BAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.82906

IDENTIF. REFERENCE

MAR 31 4 02 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 749862