WARRANTY DEED

BOOK 5649 PAGE 739

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,000.-

James B. Wilson Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF September 1980.

Mean Robinson
Notary Public

MY COMMISSION EXPIRES: 10/25/82
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ROBINSON & GWIN, ATTYS., 68 E. Hill Dr., P.O. Box 40, Mt. Juliet, TN. 37122
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James B. Wilson, Jr. et ux (NAME)	Same (NAME)	Map 53-3
1402 Birdsall Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 249
Old Hickory, TN. 37138 (CITY) (STATE) (P. O. ZIP)	(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~~ I, GAYLE PERRYMAN NICHOLS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES B. WILSON, JR. and wife, DIANE WILSON

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:

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

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.

Being the same property conveyed to Gayle Perryman Nichols by virtue of a deed from Fannie G. Simmons Tune of record in Book 5579, page 677,, Register's Office for Davidson County, Tennessee.

Robert Allen Nichols, husband of Gayle Perryman Nichols and George P. Tune, husband of Fannie G. Simmons Tune, deceased, join in this conveyance to transfer any interest they may have or might have had in said property.

This is unimproved ( ) improved (X) property, known as 1402 Birdsall Street, Old Hickory, TN.
(House Number) (Street) (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 my hand this 8th day of September, 1980

Gayle Perryman Nichols
GAYLE PERRYMAN NICHOLS

Robert Allen Nichols
ROBERT ALLEN NICHOLS

George P. Tune
GEORGE P. TUNE

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gayle Perryman Nichols and husband, Robert Allen Nichols and George P. Tune

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 Mt. Juliet, Tennessee this 8th day of September, 1980

Notary Public

Commission Expires 10/23/82

STATE OF
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 purpose 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

Notary Public

My commission expires

G 0 7 2 5 9

1548

IDENTIF. REFERENCE

SEP 11 9 34 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
GAYLE PERRYMAN NICHOLS et al

TO
JAMES B. WILSON, JR. et ux

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.
REPRESENTING
U.S. LIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5649 PAGE 741

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			38000.00- CO	
			98.80 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	105.30-
1540A09/11/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 07.25 9

T
IDENTIF. REFERENCE

SEP 11 9 34 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 779426