THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 New Long Hollow Pike, Goodlettsville, Tennessee, 37072

5421 05/13 53.82- CHECK

WARRANTY DEED

BOOK 5744 PAGE 468

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WILLIAM T. NICHOLSON	SAME	Map-43-13
(NAME) 45 Sarvoc St	(NAME)	Parcel-63
(STREET ADDRESS OR ROUTE NUMBER) Madison Tn 37115	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) *Dollars,*
cash in hand paid, receipt of which is hereby acknowledged, including the assumption by the Grantees of a certain Note to Leroy Gann and wife, Mae S. Gann of record in an Installment Deed of record in Book 5585, Page 982, Register's Office for Davidson County, Tennessee, with a present balance of $11,678.34 with interest thereon at the rate of 10% per annum, payable in monthly installments of $125.51.

Malcolm Alan Craig and wife, Janie L. Craig, the Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said
William T. Nicholson and wife, Margie Nicholson, the Grantees,
their *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot 70 of Block "B" on the Plan of Forest Park Subdivision of record in Book 843, Page 44, Register's Office for said County.

Said Lot 70 fronts 50 feet on the Northerly side of Maple Street and extends back 150 feet between parallel lines to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to Malcolm Alan Craig and wife, Janie L. Craig by deed from Leroy Gann and wife, Mae S. Gann of record in Book 5585, Page 982, Register's Office Davidson County, Tennessee.

This conveyance is subject to an easement of record in Book 5583, Page 555, in said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,187.34

Subscribed and sworn to before me, this the 8th day of May, 19 81

Affiant William T. Nicholson

My Commission Expires: 8/21/82 (Affix Seal)

Notary Public Rebecca L Sanders

This is improved (X) unimproved ( ) property, known as 265 1/2 Maple Street, Nashville, 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
William T. Nicholson and wife, Margie Nicholson,
their *(successors),*
heirs and assigns forever we *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* William T. Nicholson and wife, Margie Nicholson, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 8th *day of* May, *19* 81 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

William T. Nicholson

Margie Nicholson

Malcolm Alan Craig

Janie L. Craig

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Debbie Bone, a Notary Public in and for said County and State, Malcolm Alan Craig and Janie L. Craig

the within named bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville Tennessee, this 8th day of May, 19 81.

Debbie Bone Notary Public

Commission expires 7/17/83

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

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William T. Nicholson and wife, Margie Nicholson, the within named bargainors with whom I am personally acquainted, and who acknowledged that they executed the within named instrument for the purpose therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 8th day of May, 1981.

Commission Expires: 4/11/82

WARRANTY DEED

FROM

MALCOLM ALAN CRAIG, ETUX

TO

WILLIAM T. NICHOLSON, ETUX

G 4 1 5 7 5

IDENTIF. REFERENCE

MAY 13 8 39 AM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency of Nashville, Inc.
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5744 PAGE 470

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
			16167.34- CO	
			47.32 CO TX	
			.50 PRFEE	
			.50 MISC	
			CHECK	32.32-
5421205/13/81			TAL	.32-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 4, 1-5 7 5

T
IDENTIF. REFERENCE

MAY 13 8 30 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 821721