348 05/26 104.70- CHECK

WARRANTY DEED

BOOK 5748 PAGE 702

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,799.72

Ira D. Degges
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF May, 19 81

Notary Public

MY COMMISSION EXPIRES: October 29, 1982

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 907 Two Mile Pky., Goodlettsville, TN 37072

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
IRA D. DEGGES, et ux (NAME)	ARVIDA MORTGAGE COMPANY (NAME)	107-5
1908 Louanne Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 6515 (STREET ADDRESS)	236
Nashville, Tn. 37217 (CITY) (STATE) (P. O. ZIP)	Clearwater, Florida 33518 (CITY) (STATE) (ZIP)	2DA 53545

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, JAMES M. NICHOLSON and ANITA K. GASSER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO IRA D. DEGGES and wife, VONNIE FAYE DEGGES

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 Lot No. 267 on the Plan of Bel-Air Subdivision, Section 2, of record in Book 2900, pages 29, 30, 31, and 32, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to James M. Nicholson and Anita K. Gasser by deed from Billy Clark and wife, Irene Clark, of record in Book 5381, page 306, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as 1908 Louanne Drive, Nashville, Tennessee 37217
(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 our hand s this 22nd day of May, 1981

James M. Nicholson
JAMES M. NICHOLSON

Anita K. Gasser
ANITA K. GASSER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5748 PAGE 703

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James M. Nicholson and Anita K. Gasser

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 Goodlettsville, Tennessee this 22nd day of May, 19 81

Commission Expires October 17, 1982 _____, Notary Public.

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 ____

My commission expires _____ Notary Public

G. 4. 3 0. 9 9

IDENTIF. REFERENCE

MAY 26 9 01 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
JAMES M. NICHOLSON, et ux

TO
IRA D. DIGGES, et ux

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5748 PAGE 704

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
			37759.72- CO	
			96.28 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 104.78-	
7346A05/26/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 4 3 0 9 9

IDENTIF. REFERENCE

MAY 26 9 01 AM '81

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 823570