This instrument prepared by:
James H. Hill, Atty.
320 Gallatin Rd. South
Madison, Tn. 37115

BOOK 5761 PAGE 188

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
William T. Nicholson	Same	43-1
(NAME) 765½ Maple Street	(NAME)	Part 142 Jr.
(STREET ADDRESS OR ROUTE NUMBER) Madison Tn 37115	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

MAIL TO →

FOR AND IN CONSIDERATION of the sum of - - - - - - - - $10.00 - - - - - - - - - -
TEN AND NO/100 - *Dollars,*

cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged,

I, MARGIE NICHOLSON, the grantor,

have this day bargained and sold, and do hereby transfer and convey unto the said WILLIAM T. NICHOLSON

the Grantees herein, their ~~XXXXXX~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

My one-half undivided interest in and to the following described property:

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 a part of the same property as conveyed to William T. Nicholson and wife, Margie Nicholson, by deed from Malcolm Alan Craig and wife, Janie L. Craig, of record in Book 5744, page 468, said Register's Office.

It being the express intention of the parties herein to abolish the estate of tenants by the entireties and create a fee simple title in and to the grantee to the property previously held by the parties.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 0

Subscribed and sworn to before me, this the 22 day of June 19 81

My commission expires January 22, 1984 (Affix Seal)

Affiant: William T. Nicholson

Notary Public: Faye E. McNabb

This is ~~improved~~ ( ) unimproved ( ) property, known as ..... (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their ~~XXXXXX~~ *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 Grantees, their ~~XXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Whenever 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 hands this 22nd *day of* June *19* 81 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Margie Nicholson
MARGIE NICHOLSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* MARGIE NICHOLSON

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she has *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 22 *day of* June, *19* 81

Jerry E. McNabb
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

Commission expires January 22, 1984

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 .....

WARRANTY DEED

FROM
Margie Nicholson
TO
William T. Nicholson

G. 4. 7. 7. 4 2

IDENTIF. REFERENCE

JUN 24 9 02 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

3017 C5/24 6.00- CHECK