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

WARRANTY DEED

BOOK 5763 PAGE 258

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margie Dorcas Nicholson (NAME)	Same (NAME)	MAP-PAR
415 Sarver Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	43-1-100
Madison, Tenn. 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WILLIAM TYSON NICHOLSON, the grantor,
have this day bargained and sold, and do hereby transfer and convey unto the said MARGIE DORCAS NICHOLSON
the Grantees herein, their XXXXX, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

All of my right, title and interest in and to the following described property:

BEING Lot No. 4 on the ReSubdivision of the southerly part of Lot "H" of the W. P. Ready's Subdivision of the Thornton Tract of record in Book 4955, page 14, Register's Office for said County, to which reference is hereby made for a more complete description of said lot.

BEING the same property as conveyed to William T. Nicholson by warranty deed from Charles Williams and Wife, Virginia Lee Williams as of record in Book 5517, page 522, Register's Office for Davidson County, Tennessee.

G 4 8 4 7 7
IDENTIF. REFERENCE
JUN 29 2 28 PM '81
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.
RUSH

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
Affiant [signature]
My commission expires January 22, 1984 (Affix Seal)
[signature] Notary Public

This is improved property, known as: 415 SARVER DR. MADISON TN. 37115
(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 XXXXX 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 XXXXX heirs and assigns, against the lawful claims of all persons.

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 hands this 22 *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.*

[signature]
WILLIAM TYSON NICHOLSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5763 PAGE 259

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* William Tyson Nicholson, *the within named bargainor....., with whom I am personally acquainted, and who acknowledged that* he 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

Commission expires January 22, 1984

NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

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

William Tyson Nicholson

TO

Margie Dorcas Nicholson

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