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IDENTIF. REFERENCE

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BOOK 5782 PAGE 899

AUG 17 11 52 AM '81

FELIX Z.W. TON II REGISTER
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:

D. Ronald Ingram
Attorney at Law
515 Two Mile Parkway
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Jerald W. Nichols and Wife, Gayle J. Nichols 102 Hasty Drive Goodlettsville, TN 37072	Metropolitan Federal Savings and Loan Assoc. 230 Fourth Ave. North Nashville, TN 37219	Map 25-14 Parcel 21

I, Jerald W. Nichols, hereby grant, bargain, sell, transfer and convey unto my wife, Gayle J. Nichols, her heirs and assigns forever, an interest as a tenant by the entirety in certain real estate in Davidson County, Tennessee, described as follows:

Being Lot No. 36 on the Plan of Solitude Acres, Section 2, part 2, as of record in Book 4300, page 138, Register's Office for said county.

Said lot fronts 160 feet on the westerly margin of Hasty Drive and runs back 188 feet on the southerly line and 203 feet on the northerly line to a dead line in the rear, on which it measures 165.72 feet.

Being property conveyed to Jerald W. Nichols by quit claim deed from Sue H. Nichols, as of record in Book , page , said Register's Office.

This conveyance is subject to recorded restrictions, easements and setback lines applicable to said property and to taxes for 1981.

This is improved property known as 102 Hasty Drive, Goodlettsville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Gayle J. Nichols, her successors, heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as hereinbefore stated.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Gayle J. Nichols, her successors, heirs and assigns, against the lawful claims of all persons.

It is the intention of the grantor by this instrument to create an estate by the entirety in and to the entire interest in the above deseribed property, so that the grantor and his wife, Gayle J. Nichols, shall own the property as tenants by the entirety, as provided by §64-109 of the Tennessee Code Annotated.

Witness my hand this 13th day of August, 1981.

Jerald W. Nichols

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Jerald W. Nichols, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 13th day of August, 1981.

[illegible]
NOTARY PUBLIC

Commission expires: [illegible]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Jerald W. Nichols
AFFIANT

Subscribed and sworn to before me, this the 13th day of August, 1981.

[illegible]
NOTARY PUBLIC

Commission expires: Jan 22, 1984