# WARRANTY DEED

BOOK 5801 PAGE 760

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF September, 19 81

Notary Public

MY COMMISSION EXPIRES: 10/21/84

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
J. K. Woodard, Attorney, 223 Madison Street, Madison, TN 37115
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Steve A. Nichols et ux (NAME) | Same as New Owners (NAME) | Map 51 |
| 1501 Chadwell Drive (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Parcel 3 |
| Madison, TN 37115 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | 11D 13750 |

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~~ I, Mary ClenDening Browder

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steve A. Nichols and wife, Dorothy L. Nichols

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:

Land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, described according to a survey made by L. W. Yates, Surveyor, License No. 486, August 18, 1981, and being described as follows:

Beginning at a concrete monument in the south margin of Chadwell Drive, being a Northeast corner of the Paul G. Myatt property, thence with the arc of a 19°30' curve to the left and being with the south margin of Chadwell Drive, 59.5 feet to a stake, thence S 86° E 90.5 feet to a concrete monument being a Northwest corner of the residue of the Mrs. Mary C. Browder property, thence S 5°10' E 355 feet with the W.B.L. of the residue of the Browder property to an iron stake, thence west 203.0 feet with the N.B.L. of the residue of the Browder property to an iron stake in the E.B.L. of a subdivision, thence N 3°23' E 370 feet with the E.B.L. of said subdivision to the point of beginning, containing 1.45 acres.

Being a portion of the same property conveyed to Sarah Anne Gardner by deed from Zeke C. Gammell and wife, Marion T. Gammel of record in Book 3281, page 557, Register's Office for Davidson County, Tennessee. The said Sarah Ann Gardner having since died and Mary ClenDening Browder having acquired said property by the will of Sarah Ann Gardner as of record in Will Book 115, page 40, Probate Office for Davidson County, Tennessee,

This is {unimproved / improved (X)} property, known as 1501 Chadwell Drive, Madison, Tennessee 37115
(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 my hand ~~this~~ this September day of September, 19 81.

Mary ClenDening Browder

MARY CLENDENING BROWDER

STATE OF FLORIDA
COUNTY OF PASCO

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary ClenDening Browder

the bargainor, 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 Holiday, Fl. this 23rd day of September, 1981.

Commission Expires [illegible] 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 6 2 1 5 0

769 [illegible] 108.68- CHECK

IDENTIF. REFERENCE

OCT 1 11 03 AM '81

[illegible] REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
MARY CLENDENING BROWDER

TO
STEVE A. NICHOLS and wife,
DOROTHY L. NICHOLS

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR BOOK 5801 PAGE 762

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 59505.00- | CO |
| | | | 102.18 | CO TX |
| | | | .50 | PRFEE |
| | | | 6.00 | MORTGD |
| | | | | CHECK 108.68- |
| | | | 0769A10/01/81 | BAL .00 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

662150

IDENTIFICATION REFERENCE

OCT 1 11 03 AM '81

REGISTER
DAVIDSON COUNTY, TENN.

**No.** 846160