THIS INSTRUMENT PREPARED BY:
Stewart & Black, Attorneys
223 Madison Street
Madison, TN 37115

BOOK 6076 PAGE 572

Map

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MARY FRANCES HOWARD (NAME)	National Mortgage Company (NAME)	Map 43-6
644 Farview Drive (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Rd. (STREET ADDRESS)	Par 132
Madison, TN 37115 (CITY) (P. O. ZONE) (STATE)	Memphis, TN 38118 (CITY) (ZONE) (STATE)	

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

cash in hand paid, and other good and valuable considerations, receipt of which are hereby acknowledged, including the Grantee assuming a certain unpaid indebtedness of record in Book 5056, page 138, Register's Office for Davidson County, Tennessee, which Grantee promises to pay and agrees to hold Grantors harmless for same,

ROBERT N. NICHOLS AND WIFE, KATHY M. NICHOLS, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said MARY FRANCES HOWARD, hereinafter referred to as Grantee, her *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

BEING Lot No. 31, Farview Estates, Section 2, of record in Book 3600, page 6, said Register's Office, to which said plan reference is hereby made for a more complete legal description of said lot.

BEING the same property conveyed to Robert N. Nichols and wife, Kathy M. Nichols, by deed of record in Book 5056, page 136, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 46,500.00

Subscribed and sworn to before me, this the 14th day of June 19 83.

Affiant Sammy Beaty

My commission expires: Jan. 18, 1987 (Affix Seal)

Notary Public Virginia Gayle Hudgens

This is improved (x) unimproved ( ) property, known as 644 Farview Drive, 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 belonging to the said Grantee, her *(successors), 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* Grantee, her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 14th *day of* June *19* 83, *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

x Robert N. Nichols

x Kathy M. Nichols

x Mary Frances Howard

06/15 127.45 CHECK

F335

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, Robert N. Nichols and Kathy M. Nichols and Mary Frances Howard

the within named bargainor ...s..., with whom I am personally acquainted, and who acknowledged that ...they... executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Madison, Tennessee, this 14th day of June, 19 83.

Commission expires Jan. 18, 1987

Virginia Gayle Hudgins, Notary Public

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 .....

H 5.4.3 2 6

IDENTIF. REFERENCE

JUN 16 8 05 AM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
ROBERT N. NICHOLS ET UX

TO
MARY FRANCES HOWARD

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6076 PAGE 574

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
			46500.00- CO	
			120.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 127.40-	
5336A	06/16/83		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 4 3 2 6

IDENTIF. REFERENCE

JUN 16 9 03 AM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 956599