This Instrument Prepared By: Homer R. Ayers, Attorney
Pikeville 100 Long Hollow Pike, Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold Nichols, ET UX (NAME:)	SAME (NAME:)	Map 43-14
639 Old Hickory Blvd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) BOOK 6116 PAGE 916	Parcel 18
Madison, Tenn., 37115 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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, the receipt of all of which is hereby acknowledged,

KATHRYN BROWN-REG.
SUMNER COUNTY, TENN.
RECORDING 9.00
STATE TAX $ 39.00
REG. FEE $ .50
TOTAL $ 48.50
RECPT. NO. 15472

RECEIVED
1983 AUG 12 A 10:04

REC'D AUG 12 1983 AT 10:04 REC. IN Deed BOOK 472 PAGE
KATHRYN BROWN, REGISTER SUMNER COUNTY, TENN.

WE, HOWARD D. KIRBY and wife, DEBORAH S. KIRBY, hereinafter referred as Grantor .....*have bargained and sold, and by these presents do transfer and convey unto the said* ..HOWARD NICHOLS and wife, MELISSA K. NICHOLS, hereinafter referred as..... Grantees, their ..... *heirs and assigns, a certain tract or parcel of land in*...Davidson.....*County, State of Tennessee, described as follows, to-wit:*

BEING Lot No. 30 on the Map of B. F. Bixler's Plan of Lots, not of record, and described as follows:

BEGINNING at a point on the northerly margin of Old Hickory Boulevard, the common corner of Lots 29 and 30; thence with the line between said lots, northwardly 200 feet to the common corner of Lots 41 and 42; thence with the line between Lots 30 and 42, eastwardly 100 feet to a point, the common corner of Lots 31 and 43; thence with the line between Lots 30 and 31, southwardly 200 feet to the northerly margin of Old Hickory Boulevard; thence with the margin of the same, westwardly 100 feet to the beginning.

Being the same property conveyed to Howard D. Kirby and wife, Deborah S. Kirby, by deed from Eldon L. Kirby and wife, Polly Kirby, as of record in Book 5583, page 690, Register's Office, Davidson County, Tennessee.

This conveyance is subject to an easement retained for the use and benefit of Hardy A. Youngblood and wife, Edith L. Youngblood, their heirs and assigns, of record in Book 2296, page 187, Register's Office for Davidson County, Tennessee, said easement being as follows: An easement 20 feet wide, running along the westerly margin of the property herein conveyed, for a roadway. This reservation shall remain in force only until such time as the unnamed street, located 200 feet north of the rear boundary of the lot herein described, is improved.

STATE OF TENNESSEE, COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 15000.00
Subscribed and sworn to before me, this the 9th day of August, 19 83
Robert H Nichols
Affiant
My commission expires 4/22/84 (Affix Seal)
Deanne M Catley
Notary Public

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

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.*

And We, the Grantors ..... *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.*

Witness our *hand's this* 9th *day of* August, *19* 83, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Howard D Kirby

Howard D Kirby

Deborah S. Kirby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6116 PAGE 918

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Howard D. Kirby and wife, Deborah S. Kirby

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

Witness my hand and official seal at Goodlettsville, Tennessee, this 9th day of August, 19 83.

Deanne M. Cathey, Notary Public.

Commission Expires 1/22/84.

STATE OF
COUNTY OF

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

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

Witness my hand and official seal at, this day of, 19.

, Notary Public.

Commission Expires.

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.

BOOK 6116 PAGE 919

WARRANTY DEED

FROM

Howard D. Kirby and wife,

Deborah S. Kirby

TO

Harold Nichols and wife,

Melissa K. Nichols

SUMNER COUNTY, TENNESSEE
Filed for record
10:04 o'clock A. M.

AUG 12 1983

Registered in Deed
Book 472 Page
KATHRYN BROWN, Register of Deeds

Compliments of
Goodlettsville Land Title Insurance Agency, Inc.
100 New Long Hollow Pike
GOODLETTSVILLE, TENNESSEE
37072

H 67442

RUSH

IDENTIF. REFERENCE

AUG 16 1 50 PM '83

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF BOOK 6116 PAGE 920

FOR

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			15000.00- CO	
			39.00 CO TX	
			.50 PRFEE	
			12.00 MOREC	
			CHECK	51.50-
0179A08/16/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 7 4 4 2

IDENTIF. REFERENCE

AUG 16 1 50 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 971689