RETURN TO METROPOLITAN FEDERAL

FORM NO. WD-1

BOOK 6224 PAGE 711

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Nelson Robbins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January 1984.

Heather Potts
Notary Public

MY COMMISSION EXPIRES: 11-4-87
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Elizabeth W. McDow, 230 4th Avenue, North, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nelson Robbins (NAME)	Metropolitan Federal S & L Assn (NAME)	120-1-75 Rd
1200 Kermit Drive (STREET ADDRESS OR ROUTE NUMBER)	230 4th Ave. North (STREET ADDRESS)	2DA-57300
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

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, BONNIE LYNN NICHOLS, UNMARRIED and REBECCA LEE WESTCOTT, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NELSON ROBBINS and wife, MARGARITA P. ROBBINS

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 Davidson County, Tennessee, being Lot No. 3 on the Map of Miro Meadows, as of record in Book 1424, pages 94 and 95, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Bonnie Lynn Nichols and Rebecca Lee Westcott, as tenants in common, by quitclaim deed from Virginia S. Elrod, formerly known as Virginia S. Nichols, and husband Billy C. Elrod of record in Book 6069, page 31, Register's Office for said County.

This conveyance is subject to:

Restrictive covenants contained in instrument of record in Book 1710, page 183, said Register's Office.

The Plan of record in Book 1424, pages 94 and 95, said Register's Office shows an owners certificate, a 40 feet minimum building setback line from Kermit Drive and a 10 feet easement for public utility purposes along the southerly line and a 20 feet easement for public utility purposes along the southerly line and a 20 feet easement for public utility purposes along the westerly line of said lot.

A 10 foot permanent and 10 feet temporary construction easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville & Davidson County, Tennessee, by instrument of record in Book 4231, page 798, said Register's Office.
Taxes for the year 1983 and subsequent years.

This is unimproved ( ) improved (XX) property, known as 1200 Kermit Drive, Nashville, TN
(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 our hand s this 30th day of January, 1984

Bonnie Lynn Nichols
BONNIE LYNN NICHOLS

Rebecca Lee Westcott
REBECCA LEE WESTCOTT

02/01 123.50- CHECK

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BOOK 6224 PAGE 712

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BONNIE LYNN NICHOLS, UNMARRIED AND REBECCA LEE WESTCOTT, UNMARRIED

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 Nashville, Tennessee, this 30th day of January 19 84

Commission expires 11-1-87

Heather Potts
Notary Public

STATE OF TENNESSEE
Davidson 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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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 purposes 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

WARRANTY DEED

FROM

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

100941

IDENTIF. REFERENCE

FEB 1 2 43 PM '84

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6224 PAGE 713

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
			45000.00- CAMT.	
			117.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	123.50-
0313A02/01/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

160941

IDENTIF. REFERENCE

FEB 1 2 43 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 10612