FORM NO. WD-1

BOOK 6296 PAGE 100

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF May, 19 84

Notary Public

MY COMMISSION EXPIRES: 2/29/88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foley and Weiss, Attorneys, Suite 500, One Church Street Bldg, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN D. SWARTZBAUGH, SR. (NAME)	Third National Mortgage Company (NAME)	104.8-377
35 Concord Park East (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2628 (STREET ADDRESS)	22W-16815
Nashville, Tennessee 37205 (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, MICHAEL G. NICKERSON and KATHLEEN SUSAN NICKERSON, his wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN D. SWARTZBAUGH, SR.

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:

Being Lot No. 3 on the Plan of Robinson Realty Company's Subdivision of the East part of Lot No. 48 in O. B. Hay's Rokeby Addition, of record in Book 547, page 24, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 55 feet on the westerly margin of Villa Place and extends back 146 feet 11 inches on the south line and 146 feet 8-1/2 inches on the north line to an alley in the rear, measuring 55 feet thereon.

Being the same property conveyed to Michael G. Nickerson and wife, Kathleen Susan Nickerson, by deed from Jon M. Smith and wife, Wanda W. Smith, of record in Book 5713, page 829, said Register's Office.

THIS conveyance is subject to any and all restrictions and easements of record.

12337

IDENTIF. REFERENCE

MAY 21 12 06 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved (X) improved ( ) property, known as 1505 Villa Place (House Number) (Street) Nashville, Tennessee 37212 (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 hands this 18th day of May, 19 84

MICHAEL G. NICKERSON

KATHLEEN SUSAN NICKERSON

STATE OF TENNESSEE
Davidson County

BOOK 6296 PAGE 101

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MICHAEL G. NICKERSON and KATHLEEN SUSAN NICKERSON, his wife

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 18th day of May, 19 87

Commission expires 2/19/88

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 (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 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
MICHAEL G. NICKERSON

TO
JOHN D. SWARTZBAUGH, SR.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6296 PAGE 102

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

54000.00- CAMT.
140.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 146.90-
3107A05/21/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 3 3 7 5 I

IDENTIF. REFERENCE

MAY 21 12 06 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0037581