B0424

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$8,750.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF May 1984

Notary Public

MY COMMISSION EXPIRES: 4/27/85

(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Sherman E. & Dorothy L. Nickens (NAME)	Same (NAME)	Map 149-8
#4, Old Dickerson Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 184
Goodlettsville, TN 37072 (CITY) (STATE) (P. O. ZIP)	(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, Kirby Clifton and wife, Pauline L. Clifton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sherman E. Nickens and wife, Dorothy L. Nickens

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. 17B on the Zone Lot Division, Re-Subdivision of Lot 17, Edge-O-Lake Section 21, of record in Book 6250, page 4, said Register's Office, to which plan reference is made for a more complete description.

BEING part of the same property conveyed to Kirby Clifton and wife, Pauline L. Clifton by deed from Wesley G. Rader, Jr. and wife, Geraldine S. Rader of record in Book 4738, page 956 and as re-recorded in Book 4755, page 327, Register's Office for Davidson County, Tennessee.

12375

IDENTIF. REFERENCE

MAY 22 12 46 PM 1984

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

THIS conveyance subject to Restrictive Covenants of record in Book 6140, page 420, easements and setback lines of record in Book 6250, page 4, said Register's Office.

This is unimproved (xx) improved ( ) property, known as 17B Clearwater Court
(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 hands this 21st day of May, 1984

Kirby Clifton

Pauline L. Clifton

05/22/84 #0003539

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Kirby Clifton and Pauline L. Clifton (~~H~~ W),

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 21st day of May, 19 84

Commission expires 4/21/85

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
Kirby Clifton and wife,
Pauline L. Clifton

TO
Sherman E. Nickens and wife,
Dorothy L. Nickens

File Box 24

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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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
			6750.00-	CAMT.
			22.62	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	29.12-
8539A05/22/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 3 7 5 3

IDENTIF. REFERENCE

MAY 22 12 40 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0038008