3281

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
George E. Mudter, Jr., Atty.
254 Highlands Building
Nashville, Tennessee 37027

BOOK 6322 PAGE 743

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
M/M James C. Thurman (NAME)	New Owner (NAME)	131-15
1162 Gateway Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	43
Nashville, Tennessee 37220 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	OH-10765

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, JOHN H. NICHOLS, JR. AND WIFE MARY ANN NICHOLS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES C. THURMAN AND WIFE MARY LEE THURMAN

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 6 of Block "A" on the Map of Gateway Acres, a part of The Overton Lea Estates as of record in Plat Book 974, page 73, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John H. Nichols, Jr. and wife, Mary Ann Nichols by deed from Susan Little of record in Book 5751, page 973, said Register's Office.

This conveyance is made subject to: (1) 1984 Taxes, which have been prorated and assumed by the Buyer(s); (2) Restrictions of record in Book 1066, page 298; (3) All matters appearing on the Plan of record in Plat Book 974, page 73, said Register's Office.

As part of this consideration for this transfer, the grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated June 1, 1981, in the original principal sum of $100,000.00, payable to First American Bank N.A. Nashville, in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 5751, page 977, said Register's Office.

IDENTIFICATION REFERENCE

131242

unimproved ( )
This is improved (X) property, known as 1162 Gateway Lane, Nashville, Tennessee 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 17th day of May 19 84.

John H. Nichols Jr.
JOHN H. NICHOLS, JR.

Mary Ann Nichols
MARY ANN NICHOLS

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STATE OF TENNESSEE

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____ John H. Nichols, Jr. and wife Mary Ann Nichols or proved to me on the basis of satisfactory evidence 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 _____, Tennessee _____ this 17th day of May _____, 19 84.

My commission expires 1/20/85 Notary Public _____

STATE OF TENNESSEE

COUNTY OF _____

Before me, the undersigned, 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 as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____,

this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 249,000.00

James C. Thurman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF ~~May~~ JUNE 1984

MY COMMISSION EXPIRES: 1/20/85
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM John H. Nichols, Jr. and wife

TO Mary Ann Nichols

James C. Thurman, and wife

Mary Lee Thurman

Return to:
First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

File Box 38

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6322 PAGE 745

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

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

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			24500 .00	PMT.
			647.40	STAX
			.50	PRFEE
			6.00	MISC
			CHECK	653.90-
			7544A06/25/84	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 1 2 4 2

IDENTIFICATION

JUN 25 9 12 AM '84

No. 0046770