File 30

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 28,000.00

Subscribed and sworn to before me, this the 26 day of June 19 84

Affiant Jack N Nicholson

My commission expires: Jan. 19, 1986 (Affix Seal)

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Realtors Building, 306 Gay Street, Suite 203, Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Jack N. Nicholson	SAME
Rt. 1, Box 227	BOOK 6330 PAGE 395
STREET ADDRESS Peagram, TN 37143	STREET ADDRESS
CITY STATE ZIP	CITY STATE ZIP
MAP NO. 91-11	PARCEL NO. 55

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Walter H. Estes and wife, Sara Joyce Estes

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Jack N. Nicholson and wife Brenda G. Nicholson

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Nos. 1005 & 1007 of block 165, Plan No. 1, West Nashville, as of record in Plat Book 57 at pages 74 & 75, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Walter H. Estes and wife, Sara Joyce Estes by deed from Mary Thomas Smith, a widow, recorded in Book 4209 at page 857, Registers Office for said County.

This conveyance is subject to taxes for the year 1984 and subsequent years, easements and restrictive covenants of record.

I 3 7 1 9

TOGETHER WITH REFERENCE

Jun 3 11 [illegible]

THIS IS • IMPROVED PROPERTY KNOWN AS 5104 Illinois Ave., Nashville, Tn 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 26 day of June 19 84

Walter H. Estes

Walter H. Estes

Sara Joyce Estes

Sara Joyce Estes

07/03 79.30- CHECK

471

State of Tennessee
County of Davidson

BOOK 6330 PAGE 396

On this 26 day of June, 19 84, before me personally appeared Walter H. Estes and wife, Sara Joyce Estes to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

Jan. 19, 1986

Notary Public
Brent A. Campbell

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

OFFICIAL RECEIPT

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

RECEIVED OF BOOK 6330 PAGE 397

FOR

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
			28000.00- CAMT.	
			72.80 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	79.30-
			0471A07/03/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 3 7 1 9

IDENTIF. REFERENCE

JUL 3 11 09 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0049625