File 30

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 12,000.00

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

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

Jack N Nicholson

Notary Public

WARRANTY DEED

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

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ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Jack N. Nicholson	SAME
Rt. 1, Box 227	
STREET ADDRESS	STREET ADDRESS
Peagram, TN 37143	
CITY STATE ZIP	CITY STATE ZIP
MAP NO. 93-3	PARCEL NO. 4

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 Estes and wife Sarah 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 PARTICULARTY DESCRIBED AS FOLLOWS:

Being the southerly 100 feet and the easterly 30 feet of Lot No. 1301, Block 49 on Plan No. 2 of West Nashville, as of record in Book 57 at page 172, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 1301 fronts 30 feet on the northerly margin of California Avenue and extents back between parallel lines of 100 feet to a rear lot line which measures 30 feet thereon.

Being the same property conveyed to Walter Estes and wife Sarah Estes by deed from William C. Evans and wife Elizabeth I. Evans recorded in Book 5438 at page 946, Registers Office for said County.

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

T 3 3 7 2 1

IDENTIF. REFERENCE

CHECK THIS IS • IMPROVED PROPERTY KNOWN AS 5400 California Avenue, Nashville, TN

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 hand s this 26 day of June, 19 84

Walter Estes
Walter Estes

Sarah Estes
Sarah Estes

473

State of Tennessee
County of Davidson

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On this 26 day of June, 19 84, before me personally appeared Walter Estes and wife Sarah 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

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_____

FOR_____ BOOK 6330 PAGE 405

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
			12000.00-	CAMT.
			31.20	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	37.70-
			0473A07/03/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13721

IDENTIF. REFERENCE

JUL 3 11 10 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0049627