File 30

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 23,000.00

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

My commission expires: Jan 9, 1986 (Affix Seal)

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.

BOOK 6330 PAGE 435

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	
STREET ADDRESS	STREET ADDRESS
Peagram, TN 37143	
CITY STATE ZIP	CITY STATE ZIP
MAP NO. 91-2	PARCEL NO. 61

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 joined by his wife Sarah 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. Nishcolson

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 westerly part of Lot No. 4 of Block 11 on the Map of Cherokee Park Subdivision, as of record in Book 161 at page 75, Register's Office for Davidson County, Tennessee, more particularly described as follows:

BEGINNING on the southerly margin of Pennsylvania Avenue at the northwest cornerof the property conveyed to J.J. Sanders and wife, by deed from J.B. Kohl and wife, of record in Book 782, page 206, said Register's Office; thence with Sander's westerly line southwardly 150 feet to the northerly margin of an alley, thence with said alley, westwardly 33 feet 8 inches more or less, to the southeast corner of the property conveyed to Jessis B. Russell and wife, by deed from Amanda C. Manners, of record in Book 946, page 90, said Register's Office; thence with Russell's easterly line northwardly 150 feet to the southerly margin of Pennsylvania Avenue; thence with said Avenue eastwardly 33 feet 8 inches more or less, to the beginning.

Being the same property conveyed to Walter Estes joined by his wife Sarah Joyce Estes by deed from Joe K. Mullican and wife Lucille B. Mullican, recorded in Book 4196 at page 922, Registers Office for said County.

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

3372 IDENTIF. REFERENCE

JUL 3 11 19 AM '84

THIS IS ~~NOT~~ IMPROVED PROPERTY KNOWN AS 6201 1/2 Pennsylvania Avenue, 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 hand s this 26 day of June 19 84

Walter Estes

Sarah Joyce Estes

07/03/86.30- CHECK

481

State of Tennessee
County of Davidson

BOOK 6330 PAGE 436

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

S A Campbell
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 BOOK 6330 PAGE 437

FOR

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

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

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			23000.00- CAMT.	
			59.80 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	66.30-
			0481A07/03/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T 337229

IDENTIF. REFERENCE T

JUL 3 11 24 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0049635