FORM NO. WD-1

BOOK 6332 PAGE 726

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,000.00

X Richard E. Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JULY, 1984

Notary Public

MY COMMISSION EXPIRES: 10/19/86
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD E. TAYLOR, et ux (NAME)	THE KISSELL COMPANY (NAME)	MAP 162-6
252 Delvin Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1686 (STREET ADDRESS)	PARCEL 79
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Springfield, Ohio 45501 (CITY) (STATE) (ZIP)	5DU-39841

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, JAMES R. NICHOLS and wife, SANDRA NICHOLS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD E. TAYLOR and wife, KATHY R. TAYLOR,

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. 6 on the Plan of Fair Oaks, Section 1, as of record in Book 4175, pages 42 and 43, Register's Office for said County.

SAID Lot No. 6 fronts 88 feet on the north side of Delvin Drive and extends back 122 feet on the easterly line and 120 feet on the westerly line to a dead line measuring 76.86 feet thereon.

BEING the same property conveyed to James R. Nichols by deed from Albert Holland and wife, Virginia C. Holland, of record in Book 4829, page 337, Register's Office for Davidson County, Tennessee. The said James R. Nichols having since married and his wife, Sandra Nichols joins in this conveyance for whatever right she might have in said property.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to The Kissell Company, of record in Book 5423, page 174, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 252 Delvin Drive, Antioch, Tennessee 37013
(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 2nd day of July, 1984

James R. Nichols
JAMES R. NICHOLS

Sandra Nichols
SANDRA NICHOLS

07/06 154.70 CHECK

1363

STATE OF TENNESSEE
Davidson County

BOOK 6332 PAGE 727

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named JAMES R. NICHOLS and wife, SANDRA NICHOLS,

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 2nd day of July, 1984.

Commission expires 10/19/86

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

FILED FOR IDENTIFICATION
JUL 8 11 27 AM 1984
FELIX E. WILKINSON, CLERK
DAVIDSON COUNTY, TN

3414

WARRANTY DEED

FROM
JAMES R. NICHOLS, et ux
SANDRA NICHOLS

TO
RICHARD E. TAYLOR, et ux
KATHY R. TAYLOR

PLEASE FILE BOX "7"

PREPARED BY:
SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201
Phone: 259-3666

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF BOOK 6332 PAGE 728

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
			57000.00- CAMT.	
			148.20 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	154.70-
1363A07/06/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T 3 4 4 1 4

IDENTIF. REFERENCE

JUL 6 11 27 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0050493