FORM NO. WD-1

BOOK 6341 PAGE 563

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JULY, 19 84

Notary Public

MY COMMISSION EXPIRES: 4/13/88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Alan L. Saturn , Atty, 212 3rd Avenue North, Nashville, Tn 37204
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PHILLIP S NICKINS (NAME)	BRADLEY MORTGAGE CO., INC (NAME)	61-14 47PW
3827 Saunders Avenue (STREET ADDRESS OR ROUTE NUMBER)	703 Providence Blvd (STREET ADDRESS)	
Nashville, Tn 37216 (CITY) (STATE) (P. O. ZIP)	Clarksville, Tn 37040 (CITY) (STATE) (ZIP)	

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, LANNIE Y MCGEHEE and JEANNE B MCGEHEE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHILLIP S NICKINS and wife REBECCA M NICKINS

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 8 on the plan of Maplewood Heights Subdivision, said lot fronts 100 feet on the easterly side of Saunders Avenue and runs back between parallel lines 300 feet to the right of way of the L&N Railroad; as shown by plan of record in Book 547, Page 77 in the Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Lannie Y. McGehee and wife, Jeanne B. McGehe by deed of record in Book 4930, Page 94 in the said Registers Office.

THIS conveyance is subject to any and all existing restrictions and easements of record.

07/19'153.40-1 CHECK#

This is unimproved (XX) improved ( ) property, known as 3827 Saunders Avenue (House Number) (Street) Nashville, Tn 37216 (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 hand s this 13TH day of JULY, 19 84

LANNIE Y MCGEHEE

JEANNE B MCGEHEE

4965

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LANNIE Y MCGEHEE and JEANNE B MCGEHEE

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 13TH day of JULY 1984

Commission expires 4/13/88

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

WARRANTY DEED

FROM

LANNIE Y MCGEHEE

TO

PHILLIP S NICKINS

PREPARED BY:

SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201

Phone: 259-3666

MAIL ENV.

FILED AND REGISTERED
DAVIDSON COUNTY, TN

JUL 19 10 55 AM '84

IDENTIF. REFERENCE

I 37305

OFFICIAL RECEIPT

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

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RECEIVED OF _____

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
			56500.00- CAMT.	
			146.90 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	153.40-
4966A	07/19/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37305

IDENTIF. REFERENCE

JUL 19 10 55 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 0053988