FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF AUGUST 19 84

Notary Public

MY COMMISSION EXPIRES: 4/19/87

(AFFIX SEAL)

74129

BOOK 5385 PAGE 989

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
HERITAGE PROPERTIES (NAME)	S A M E (NAME)	26 W 2395
5608 S. Stanford Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	104-9
Nashville, Tn. 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Parc. 151

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, I, SARAH L. NICHOLS, single

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HERITAGE PROPERTIES, Inc., a Tennessee Corporation,

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:

LAND in Davidson County, Tennessee, being the westerly one-half of Lot No. 58 of Block 3, Division "A", Richland Realty Company's Subdivision, of record in Book 161, page 151, Register's Office for said County, but said plan does not show the blocks divided into small lots.

ACCORDING to an unregistered copy of a survey thereof dividing said block into lots, said part of Lot No. 58 fronts 50 feet on the southerly side of Richland Avenue and runs back between lines 200 feet to a dead line in the rear on which it measures 56 feet.

BEING the same property conveyed to Sarah L. Nichols by a divorce decree of record in Book 4966, page 35, Register's Office for Davidson County, Tennessee and an unrecorded Quitclaim Deed from the State of Tennessee, recorded simultaneously with this conveyance.

This is unimproved ( ) improved (X) property, known as 3523 Richland Avenue, Nashville, Tennessee 37205
(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 my hand this 22nd day of August, 19 84

Sarah L. Nichols

SARAH L. NICHOLS

BOOK 6365 PAGE 990

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named SARAH L. NICHOLS, single

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of August, 1984

Commission expires 4/19/87

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

TO

IDENTIF. REFERENCE

Aug 29 11 38 AM '84

FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

08/23 201.50- CHECK

I 45005

4591

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 _____

FOR _____ BOOK 6365 PAGE 991

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

75000.00- CONT.
195.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 201.50-
4591A08/23/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 5 0 0 5

IDENTIF. REFERENCE

AUG 23 11 38 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0063297