FORM NO. WD-1

492

149758

RUSH

IDENTIF. REFERENCE

SEP 14 12 24 PM '84

REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August, 19 84

Notary Public

MY COMMISSION EXPIRES: 1/19/86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ricky L. Rinehart (NAME)	Same (NAME)	Map 95-3
327 Tamworth Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 51a
Nashville, TN 37214 (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	6381 PAGE 800

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, Claude H. Nicks and wife, Dorothy P. Nicks

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ricky L. Rinehart, unmarried

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. 190 on the Map of Eva-Mor Heights, Section 3, of record in Book 1835, page 92, Register's Office for Davidson County, Tennessee.

SAID Lot No. 190 fronts 75 feet on the easterly side of Tamworth Drive and runs back between lines 171.6 feet on the north line and 182.1 feet on the south line to a dead line in the rear measuring 104.7 feet thereon.

BEING the same property conveyed to Claude H. Nicks by Quitclaim Deed from Richard Dance, Trustee, of record in Book 4592, page 913, Register's Office for Davidson County, Tennessee.

Dorothy P. Nicks joins in the execution of this instrument to convey whatever marital rights she may have.

Taxes for 1984 have been pro-rated and assumed by Grantees.

This is (unimproved / improved) property, known as 327 Tamworth Drive (House Number) (Street) Nashville, TN 37214 (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 30th day of August, 19 84

Claude H. Nicks

Dorothy P. Nicks

STATE OF TENNESSEE
Davidson County

BOOK 6381 PAGE 801

Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Claude H. Nicks and wife, Dorothy P. Nicks

the bargainors, 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 30th day of August, 19 84.

Commission expires 1/19/86

Terry F. Christison
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
Claude H. Nicks

TO
Ricky L. Rinehart

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6381 PAGE 802

FOR _____

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

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

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			43000.00- CAMT.	
			111.80 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	118.30-
0492A09/14/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 9 7 5 8

IDENTIF. REFERENCE

SEP 14 12 24 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0069016