Book 37

BOOK 6451 PAGE 806

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Robert E. Wood, Trustee 222 Third Avenue No., 7th Fl. Nashville, TN 37201	Same	149-8 31-B
This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P. O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Sherman E. Nickens and wife, Dorothy L. Nickens (collectively the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Robert E. Wood, Trustee, (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 31B on the Plan of Edge-O-Lake, Section 21, Zone Lot Division Lots 10-16 and 18-43, as of record in Book 6250, page 111, Register's Office, Davidson County, Tennessee.

BEING part of the same property conveyed to Sherman E. Nickens and wife, Dorothy L. Nickens, by deed of record in Book 6283, page 100, Register's Office for said County.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $69,000.00.

H. L. Boult
Affiant

Subscribed and sworn to before me this 5th day of October, 1984.

Cynthia Marie Gibbons
Notary Public
My Commission Expires: 11-7-87

STATE OF TENN. DAVIDSON COUNTY REGISTER'S OFFICE

2. Deed of Trust of record in Book 6397, page 410, Register's Office of Davidson County, Tennessee. This is improved property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself to warrant and forever defend the title to the Property to the said Grantee, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 5th day of October, 1984, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Sherman E. Nickens

Dorothy L. Nickens

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, Joan Neuhaus, a Notary Public in and for said County and State, the within named Sherman E. Nickens, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Goodlettsville Tennessee, this 5th day of October, 1984.

Joan Neuhaus
Notary Public

My Commission Expires: 2-13-88

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, Joan Lanham, a Notary Public in and for said County and State, the within named Dorothy L. Nickens, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Goodlettsville Tennessee, this 5th day of October, 1984.

Joan Lanham
Notary Public

My Commission Expires: 2/3/85

JOAN DUNN NOTARY PUBLIC AT LARGE TENNESSEE

12/18 1:38.90- CHECK
3513
17.10.7.0.
IDENTIF. REFERENCE
DEC 18 3 41 PM '84
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6451 PAGE 809

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

69000.00- CAMT.
179.40 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 188.90-
6513A12/18/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-7-1-0-7-0

IDENTIF. REFERENCE

DEC 18 3 41 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 94316