80410

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,500.00

Chesley Dale Nicholson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February, 1985

Patricia Spicer Carden
Notary Public

MY COMMISSION EXPIRES: 7-18-87

(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chesley Dale Nicholson (NAME)	Tennessee Housing Development Agency c/o Commerce Union Bank (NAME)	11D 92606
707 Heritage Square Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	042-07-0-A
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	004.00 CO

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. Colee and Rebecca Moss Colee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chesley Dale Nicholson, 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:

Land in Davidson County, Tennessee, being Lot No. 4 on the plan of Second Revised Plan, Phase One, Heritage Square, of record in Book 5200, page 282, Register's Office for said County.

Said Lot No. 4 fronts 46.13 feet on the westerly margin of Heritage Square Drive and extends back 100 feet on the northerly line and 100 feet on the southerly line to a dead line in the rear, measuring 55.00 feet thereon.

Being part of the same property conveyed to James R. Colee and wife, Ann C. Colee by deed from Donald W. Terrell, Inc., of record in Book 5716, page 735, said Register's Office. The said James R. Colee and Ann C. Colee having since been divorced and the interest of said Ann C. Colee having been conveyed to James R. Colee by instrument of record in Book 6392, page 118, said Register's Office.

This conveyance is subject to declaration of covenants, conditions and restrictions of record in Book 4424, page 740; Book 5588, page 807, said Register's Office, and to the matters set forth in the above referenced plan of record.

All assessments provided for in the above referenced instruments, which have become due and payable prior to or at the time of the proposed conveyance, must be paid.

This is ~~unimproved~~ ( ) improved (XXX) property, known as 707 Heritage Square Drive (House Number) (Street) Madison, (P. O. Address) Tennessee (City or Town) 37115 (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 26th day of February, 19 85

James R Colee
James R. Colee

Rebecca Moss Colee
Rebecca Moss Colee

CB

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of Davidson

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Personally appeared before me, the undersigned, a Notary Public of said county, James R. Colee and Rebecca Moss Colee

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 26th day of February, 19 85

Patricia Spicer Carden

NOTARY PUBLIC

My commission expires:

CORPORATE ACKNOWLEDGEMENT

State of

County of

Before me, of the state and county aforesaid, personally appeared, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of the, the within named bargainor, a corporation, and that he as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as.

WITNESS my hand and seal, at office in, this day of, 19.

NOTARY PUBLIC

My commission expires:

WARRANTY DEED

FROM

James R. Colee

TO

Chesley Dale Nicholson, unmarried

PATRICIA SPICER CARDEN
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

IDENTIF. REFERENCE

FEB 28 10 52 AM '85

FELIX A. WILSON II, REGISTER
DAVIDSON COUNTY, TN

1859

02/28 145.60- CHECK

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

RECEIVED OF _____

FOR _____

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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

53500.00- CAMT.
139.10 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 148.60-
4614A02/28/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 5 9 3 1

IDENTIF. REFERENCE

FEB 28 10 52 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 111914