BOOK 6543 PAGE 478

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,479.39

Lee Nichols
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April, 19 85

Notary Public

MY COMMISSION EXPIRES: July 18, 1987

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lee B. Nichols (NAME)	The Kissell Company (NAME)	MAP 108-8
1119 W. Quail Court, Unit 11 (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	PARCEL 10
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Springfield, OH 45501 (CITY) (STATE) (ZIP)	3D-86482

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, Olivia A. Tackett, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lee B. Nichols

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:

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit No. 11, Lot No. 12, in a Horizontal Property Regime as shown on the condominium site plan, Section 2, Phase II, Quail Valley, as of record in Book 5200, page 396, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Olivia A. Tackett by deed from Walter B. Cooper and wife, Kristi A. Cooper of record in Book 6310, page 395, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to taxes for the year 1985 and subsequent years, covenants, conditions and restrictions as contained in the Master Deed for Quail Valley of record in Book 5869, page 814, and subsequently amended in Book 5884, page 534, and Terms and provisions as contained in the By Laws for Quail Valley of record in Book 5857, page 373 and subsequently amended in Book 5884, page 534, Register's Office for Davidson County, Tennessee.

IT IS UNDERSTOOD AND AGREED that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 5913, page 516, of the Register's Office for Davidson County, Tennessee, which the grantee herein hereby assumes and agrees to pay. The escrow account in connection with said loan is hereby transferred to the grantee herein. The grantee herein also hereby assumes a second Deed of Trust of record in Book 5913, page 520, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1119 W. Quail Court, Unit 11, Nashville, TN 37214
(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 26th day of April, 19 85

Olivia A. Tackett

Olivia A. Tackett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6543 PAGE 479

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Olivia A. Tackett

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 26th day of April 1985.

Commission expires July 18, 1987

Notary Public

STATE OF TENNESSEE

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
Olivia A. Tackett

TO
Lee B. Nichols

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

IDENTIFICATION REFERENCE

APR 29 11 10 AM '85

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

J 00153

RECEIVED

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6543 PAGE 480

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

51479.39- CA'T.
133.90 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 140.40-
2397A04/29/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J0153

IDENTIF. REFERENCE

APR 29 11 10 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 129224