THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
John M. Nicholson, Jr. et al		172-137
2915 Berry Hill Dr. - Same		
Nashville, Tenn. 37204		

BOOK 6555 PAGE 508

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, R. T. Phillips Investment Company, Inc. hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto John M. Nicholson, Sr. and wife, Barbara A. Nicholson and Horace G. Nicholson and wife, Mable C. Nicholson, hereinafter called the Grantee, Grantee's 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. 71 on the plan of Section Four, Myrtlewood Estates, of record in Book 6200, page 214, Register's Office for said County.

SAID Lot No. 71 fronts 125.00 feet on the westerly margin of Deer Way Drive and extends back 114.71 feet on the northerly line and 218.91 feet on the southerly line to a broken line in the rear, measuring 185.34 feet thereon.

BEING part of the same property conveyed to R. T. Phillips Investment Company, Inc. by Quitclaim Deed from William B. Phillips, Betty Phillips Hagan and Robert T. Phillips, as tenants in common, of record in Book 6291, page 245, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 6544, page 917, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (un)improved property, known as Lot 71, Section Four, Myrtlewood Estates, Nashville, TN.

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 or assigns, forever; and Grantor covenants 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, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 13th day of May, 1985.

R. T. PHILLIPS INVESTMENT COMPANY, INC.

BY: D. M. Nicholson Treasurer

STATE OF TENNESSEE
COUNTY OF Davidson

On this 13th day of May, 1985, before me personally appeared Alan McCracken, with whom I am personally acquainted, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

PUBLIC AT LARGE

My Commission Expires: 3-25-89

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6555 PG 509

Before me, the undersigned, of the State and County aforesaid, personally appeared Alan McCracken, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President (or other officer authorized to execute the instrument) of the R. T. Phillips Investment Company, Inc., the within named bargainor, a corporation, and that he as such Treasurer, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as S/Treasurer. Witness my hand and official seal, at office in Nashville, Tennessee, this 13th day of May, 1985.

Pat Verner
Notary Public

My Commission Expires: 3-25-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 31,000.00.

John M. Nicholson Sr.
Affiant

Subscribed and sworn to before me, this the 13 day of May, 1985.

Margaret Manning
Notary Public

My Commission Expires: 7-27-86

JO 4057

IDENTIFICATION REFERENCE

MAY 14 8 47 AM '85
DAVIDSON COUNTY, TN

WARRANTY DEED

from:
R. T. PHILLIPS INVESTMENT COMPANY, INC.

to:
JOHN M. NICHOLSON, SR. ET AL

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

dp

BOOK 6555 PAGE 510

DATE: May , 1985

RE: Unit 71, Section Four, Myrtlewood Estates, Nashville, Davidson County, Tennessee

A F F I D A V I T

With respect to the subject property, I/We certify that there are no bills or claims for labor or services performed or materials furnished or delivered during the last twelve months for alterations, repair work and/or new construction which are unpaid or for which provision has not been made.

This Affidavit is given for the purpose of inducing (1) purchasers to purchase the subject property, (2) lenders to lend money and accept a lien on the subject property as collateral security and/or (3) title insurors to insure the title to the subject property without exception to the matters herein set forth.

R. T. PHILLIPS INVESTMENT COMPANY, INC.

BY: [signature] Treasurer

Subscribed and sworn before me, this the 31st day of May, 1985.

[signature]
Notary Public

My Commission Expires: 3-25-89

W & I 2/85

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

RECEIVED OF _____

FOR _____

BOOK 6555 PAGE 511

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

31000.00- CAMT.
80.60 CSTAX
.50 PRFEE
9.00 WDEED.
CHECK 90.10-
7276A05/14/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 4 0 5 7

IDENTIF. REFERENCE

MAY 14 8 47 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 133969