This instrument prepared by: Alan C. Housholder
420 Stahlman Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Royal H. Deere	Same	27W-19780
(NAME) 3507 Woodmont Lane	(NAME)	83-1-241
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37215	(STREET ADDRESS)	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of one thousand and five hundred ($1,500.00)-------- DOLLARS

the receipt of which is hereby acknowledged, and the assumption by Royal H. Deere of Carl E. Nichols's indebtedness on a note to R. H. Miller and wife, Robbie Corlew Miller payable in 180 monthly installments of $297.04 beginning November 1, 1981, Carl E. Nichols, unmarried,

BOOK 6578 PAGE 493

have bargained and sold, and by these presents do transfer and convey unto the said Royal H. Deere----------

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Carl E. Nichols' undivided one-half interest in the following:

LAND in Davidson County, Tennessee, being Lot No. 15 on the plan of Petways subdivision of Lot No. 7 of Hobsons Subdivision, of record in Book 2, page 42, Chancery Court for said County.

SAID Lot No. 15 fronts 50 feet on the northerly margin of Petway Avenue and extends back between parallel lines, 247 feet, more or less, to an alley.

Being the same property conveyed to Royal Deere and Carl E. Nichols by deed from R. H. Miller and wife, Robbie Corlew Miller of record in Book 5802, Page 690, Register's Office Davidson County, Tennessee.

J 1 1 7 4 1

IDENTIF. REFERENCE

JUN 11 8 56 AM '85

FEES & TAXES RECEIVED BY REGISTER DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 1500.00
Royal H Deere
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 11 DAY OF June 1985.
S. Chandler
Deputy Register

unimproved ( )
This is improved (X) property, known as 1031 (House Number) Petway Ave. (Street)
Nashville (City or Town) 37206 (Zip Code)
(P. O. Address)

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.

Whenever 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 10th day of June, 19 85.

X Carl E. Nichols

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Debra L. Thornhill, a Notary Public in and for said County and State, the within named Carl E. Nichols

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 Nashville, Tennessee, this 10th day of June, 19 85.

My commission expires 10-24-88 Notary Public Debra L. Thornhill

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the and respectively of , the within named bargainor, a corporation, and that as such and executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as and attesting the same by the said as

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

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF

The actual consideration for this transfer or value of property (whichever is greater) is $
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this day of , 19

My commission expires Notary Public

This instrument was prepared by:	
Name	Address

5.39 WARRANTY DEED

FROM
Carl E. Nichols

TO
Royal H. Deere

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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

1500.00- CAMT
3.90 CSTAX
.60 PRFEE
6.00 WDEED
CHECK 10.40-
6639A06/11/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1 1 7 4 1

IDENTIF. REFERENCE

JUN 11 8 56 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 143096