#3456

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027

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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr/Mrs John William Nichols (NAME)	First Federal Savings Bank of Tennessee (NAME)	8P
1884 Shamrock Drive (STREET ADDRESS OR ROUTE NUMBER)	308 North Jackson Street (STREET ADDRESS)	B
Brentwood, Tennessee 37027 (CITY) (STATE) (P. O. ZIP)	Tullahoma, Tennessee 37388 (CITY) (STATE) (ZIP)	19

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, VIRGIL W. FRANCIS, III and wife CAROL ANN H. FRANCIS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN WILLIAM NICHOLS and wife JULIA R. NICHOLS

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Williamson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Williamson County, Tennessee, being Lot No. 24 on the Plan of Laurelwood as of record in Plat Book 4, page 65, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to V. W. Francis, III and wife, Carol Ann H. Francis by deed from W. P. Russell, Sr. and W. P. Russell, Jr., of record in Book 242, page 570, said Register's Office.

This conveyance is made subject to: (1) 1984 Taxes, which have been prorated and assumed by the Buyer(s); (2) Restrictions of record in Book 205, page 874 and; (3) All matters appearing on the Plan of record in Plat Book 4, page 65, said Register's Office.

This instrument is being recorded in Davidson County, Tennessee, because a portion of said property is located in Davidson County.

BOOK 6579 PG 95

J.I. 2086

IDENTIF. REFERENCE

JUN 11 12 13 PM '85

FEE $ TAX $ REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 1884 Shamrock Drive Brentwood, Tennessee 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 9th day of August, 1984.

Virgil W. Francis, III
VIRGIL W. FRANCIS, III

Carol Ann H. Francis
CAROL ANN H. FRANCIS

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named VIRGIL W. FRANCIS, III and wife CAROL ANN H. FRANCIS

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of August, 1984.

My commission expires 1/20/85 Notary Public

*or proved to me on the basis of satisfactory evidence,

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

BOOK 6579 PAGE 96

WILLIAMSON COUNTY – STATE OF TENNESSEE
Received for record the 13 day of Aug. 1984
at 10:20 o'clock A M Noted in Note Book 34 page 369
and Recorded in Book No. 491 page 905 State Tax
Paid 369.20 Fee 50 Recording Fee 6.00 Total 375.70
Receipt No. 16623 Witness my hand
J. D. Bennett, Register

TRANSFERRED
AUG 13 1984
WAYNE C. IRWIN, PROP. ASSESSOR
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF August 1984

MY COMMISSION EXPIRES: 1/20/85
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

VIRGIL W. FRANCIS, III and wife,

CAROL ANN H. FRANCIS

TO

JOHN WILLIAM NICHOLS and wife,

JULIA R. NICHOLS

Return To:
First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926