WARRANTY DEED

BOOK 6649 PAGE 574

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Don S. Aaser, et ux.	same	Map 118-7
(NAME) 2915 Berry Hill Drive	(NAME)	Parcel 83
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37204	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ten and 00/100 ($10.00) ---------- ---------- *Dollars,*

cash in hand paid, the receipt of which is hereby acknowledged and other good and valuable considerations,

We, John M. Nicholson and wife, Barbara A. Nicholson

have this day bargained and sold, and do hereby transfer and convey unto the said Don S. Aaser and wife, Linda L. Aaser, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 27, Berry Hill Subdivision, of record in Book 3300, page 20, Register's Office for said County.

Said Lot No. 27 fronts 67.4 feet on the westerly side of Berry Hill Drive and extends back 252.9 feet on the northerly line and 251.3 feet on the southerly line to a dead line in the rear, measuring 76 feet thereon, said rear line being the east margin of the L & N Railroad right-of-way.

Included in the above description but expressly excluded from this conveyance is land conveyed to the State of Tennessee of record in Book 4422, page 371, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John M. Nicholson and wife, Barbara A. Nicholson by deed from William H. Towe and wife, Patricia C. Towe of record in Book 3765, page 313, Register's Office for Davidson County, Tennessee.

Taxes for the year 1985 are prorated and assumed by the Grantees herein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 62,000.00

Subscribed and sworn to before me, this the 6th day of Sept. 19 85

Affiant Linda L. Aaser

My commission expires: 1-31-89 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 2915 Berry Hill Drive, Nashville, TN (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Don S. Aaser and Linda L. Aaser, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We ourselves, our *further covenant and bind heirs and representatives, to warrant and forever defend the title to said real estate to said* Don S. Aaser and Linda L. Aaser, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand this 6th *day of* September, 19 85, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John M. Nicholson
JOHN M. NICHOLSON

Barbara A. Nicholson
BARBARA A. NICHOLSON

CHECK 09/167.70 4.95

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John M. Nicholson and wife, Barbara A. Nicholson

the within named bargainors, 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 4th day of SEPT, 19 85.

Notary Public

Commission expires 10-31-89

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., 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 .....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 .....self as.....

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

.....Notary Public

Commission expires.....

WARRANTY DEED

FROM

JOHN M. NICHOLSON, et ux.

TO

DON S. AASER, et ux.

This Instrument prepared by
M NORRIS JENKINS
Harding Professional Building
4015 Travis Drive
Nashville, Tennessee 37211

FILED

SEP 6 | 35 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

3 4 4 3 8

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

62000.CO- CAMT.
161.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 167.70-
4495A09/06/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34438

IDENTIFICATION REFERENCE

SEP 6 | 35 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 170286