This instrument prepared by: Ballew/Freeman, Attorneys, 333 Gallatin Road, S. Madison, Tennessee 37115

Atty.

WARRANTY DEED

BOOK 6719 PG 421

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alford Nichols et ux	Metropolitan Federal	75-7-91
(NAME) 4433 Baton Rouge Dr	(NAME) 618 Grassmere Park, Suite 10	
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, TN	(STREET ADDRESS) Nashville, Tennessee 37211	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------$10.00---------- *Dollars,*

cash in hand paid by the grantees hereinafter named and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said grantees of the unpaid balance of a certain indebtedness payable to Commerce Union Bank in the original principal amount of $19,000.00, and secured by a deed of trust of record in Book 4303, page 196, Register's Office for Davidson County, Tennessee,

EARL G. JONES AND KAY B. JONES, as tenants in common

have this day bargained and sold, and do hereby transfer and convey unto the said

ALFORD NICHOLS AND WIFE, PAMELIA A. NICHOLS

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 193 on the Plan of TULIP GROVE SUBDIVISION, SECTION 4, as of record in Book 4175, page 12, Register's Office for Davidson County, Tennessee.

SAID Lot No. 193 fronts 81.50 feet on the easterly margin of Baton Rouge Drive and runs back between lines measuring 151.36 feet on the northerly side and 151.5 feet on the southerly side to a dead line in the rear, measuring 81.50 feet thereon.

Being the same property conveyed to Earl G. Jones and wife, Kay B. Jones by deed from Odell L. Sprouse and wife, Ella Mae B. Sprouse of record in Book 4604, page 514, Register's Office for Davidson County, Tennessee and as Tenants in Common by Final Decree of record in Book 5914, page 413, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 67,900.00

Subscribed and sworn to before me, this the 25th day of November 19 85

Affiant

My commission expires: 4-19-87 (Affix Seal)

Notary Public

This is improved (XX) unimproved ( ) property, known as 4433 Baton Rouge Drive, Hermitage, 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

ALFORD NICHOLS AND WIFE, PAMELIA A. NICHOLS

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 *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* ALFORD NICHOLS AND WIFE, PAMELIA A. NICHOLS, thier

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 30th *day of* May, 1985, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Earl G. Jones
EARL G. JONES

Kay B. Jones
KAY B. JONES

BOOK 6719 PAGE 425

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Kay B. Jones

(or proved to me on the basis of satisfactory evidence)

the within named 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 Madison
this 20th *day of* November, *19*85

Notary Public

Commission expires 4-19-87

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 .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Earl G. Jones, the within named 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 Madison, Tennessee, this 20th day of November, 1985.

Notary Public

Commission expires: 4-19-87.

WARRANTY DEED

FROM

EARL G. JONES & KAY B. JONES

TO

ALFORD NICHOLS ET UX

G50322

IDENTIFY REFERENCE

55535

NOV 27 10 37 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Compliments of
Madison Title Company
333 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

6719

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6719 PAGE 426

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			67900 CO- CAPT.	
			176.50 CSTAX	
			.50 PRFEE	
			6.00 WDE P	
			CHECK 183.04-	
			0933AM 11/27/85 BL .00	

5.6 5 3.5

IDENTIFICATION REFERENCE

Nov 27 10 37 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RECEIPT NOT VALID UNTIL CHECK IS PAID BY BANK

No. 196044