WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May 1986.

Deputy Register

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,600

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF April 1986.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY 37015-0245
W. R. Baker, Attorney at Law, 205 N. Main Street, Ashland City, TN
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret B. Nickens (NAME)	Same (NAME)	Map, 55
Rt. 3 Bull Run Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	parcel 19
Ashland City, TN 37015 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE. Willard L. Clifton and wife Beulah Clifton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Margaret B. Nickins

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

in the 13th, formerly the 25th, Civil District of Davidson County, Tennessee, described according to a survey made by Ralph W. C. Lambert on January 30 1954, as follows:
beginning in the center of Bull Run Road at a point 352 feet west of the northwest corner of the property conveyed to L. J. Lankford and wife from Woodrow W. Smith and wife by deed of record in Book 1494 at page 19 in the Register's office of Davidson County; thence with the center of the said road south 60°15' west 210 feet to the intersection of the center of Bull Run Road with the easterly margin of a 25' access roadway; thence with the said roadway south 17°45' east 488 feet to an iron pin; thence north 70°25' east 210 feet to an iron pin; thence north 17°25' west 525 feet to the beginning, containing 2.4 acres more or less;
being the same property conveyed to Lawrence Barnes and wife Lucille Barnes from Jimmie L. Eakes and wife Lora E. Eakes by deed of record in Book 4373 at page 539 in the Register's office of the said County;

unimproved ( )
This is improved ( ) property, known as _____ (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Witness our hands this 29th day of April, 1986

Willard L. Clifton

Beulah Clifton

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, _____ a Notary Public in and for said County and State, the within named Willard L. Clifton and wife Beulah Clifton

the bargainor, 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 Ashland City, this 29th day of April, 19____

Commission Expires October 13th, 1987

_____, Notary Public.

STATE OF _____
_____ County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon { his oath / their several oaths } acknowledged { himself / themselves } to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that { he / they } as such _____ and _____, 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 _____ and attesting the same by the said _____ as such _____

WITNESS my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

_____ Notary Public

IDENTIFICATION REFERENCE

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
MAY 1 12 57 PM '86

96778

WARRANTY DEED

FROM
WILLARD L. CLIFTON
et UX. BEULAH CLIFTON

TO
MARGARET B. NICKINS

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York

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

RECEIVED OF _____

FOR _____ BOOK 6844 PAGE 958

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

17600.CO- CAMT.
45.76 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 52.26-
927BA05/01/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9678

IDENTIFICATION REFERENCE

MAY 1 12 57 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 243218