215567503 60/10 File Box ~~38 # 5441~~ 12

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 7036 PAGE 218

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: MORTGAGEE	MAP PARCEL NUMBERS
GAYLE I. MALONE, JR. (NAME)	METROPOLITAN FEDERAL S & L (NAME)	Map 117-5
3601 Hampton Avenue (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue North (STREET ADDRESS)	Parcel 68
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, JAMES W. NICKERSON, JR., unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GAYLE I. MALONE, JR. and MARGARET ELIZABETH MALONE, husband and wife,

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

Land in Davidson County, Tennessee, being Lot No. 1 on the Resubdivision of Lot 12 and Part of Lot 13 on the Plan of Henry Sperry Subdivision, as of record in Plat Book 4470, page 164, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James W. Nickerson, Jr. and wife, Gloria S. Nickerson by deed from Thompson B. Patterson and wfie, Jo Ann H. Patterson of record in Book 4937, page 574, said Register's Office. The said James W. Nickerson, Jr. and Gloria S. Nickerson having since divorced and Gloria S. Nickerson having conveyed her interest to James W. Nickerson, Jr. by quitclaim deed of record in Book 5518, page 823, said Register's Office.

This conveyance is made subject to (1) Easement of record in Book 3943, page 928; and (2) All matters appearing on the Plan of record in Plat Book 4470, page 164, said Register's Office.

6 1 8 7 5

IDENTIFICATION

Nov 10 1 48 PM '86

DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 3601 Hampton Avenue, Nashville, Tennessee

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 7th day of November, 1986

JAMES W. NICKERSON, SR.

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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, the within named JAMES W. NICKERSON, JR., unmarried

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 7th day of November, 19 86.

My commission expires 1/10/89 Notary Public

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 292,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF November, 86

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

JAMES W. NICKERSON, JR., unmarried

TO

GAYLE I. MALONE, JR. and wife, MARGARET ELIZABETH MALONE

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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

RECEIVED OF _____

FOR _____

BOOK 7036 PAGE 220

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
			29000.00-	CA'11,
			817.60	CSTAX
			.50	PRFEE
			6.00	MORTG
			CHECK	824.10-
			4438A 11/10/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 1 8 7 5

IDENTIFICATION REFERENCE

Nov 10 1 48 PM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 10458