Address New Owner as Follows:	Send tax bills to:	Map & Parcel
James E. Nichols 2401 Pennington Bend Road Nashville, Tn 37214	SAME	Map 62-5 Par. 31,30,29,28 3DZ-51630,3DZ-51628, 3DZ-51626,3DZ-51624

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is

Jim Stevens, a one-half (1/2) undivided interest and Ben H. Watson and wife, Laura Watson, a one-half (1/2) undivided interest

hereby acknowledged, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said James E. Nichols, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots Nos. 80, 81, 82 and 83 on the Plan of Riverview Subdivision, of record in Book 547, pages 93, 94 and 95, said Register's Office, to which plat reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Jim Stevens, a one-half (1/2) undivided interest, and Ben H. Watson and wife, Laura Watson, a one-half (1/2) undivided interest, by deed from Tom G. Coleman, Jr., Trustee, of record in Book 5027, page 673, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to the Plan of record in Book 547, pages 93, 94 and 95, said Register's Office.

This property is conveyed subject to all applicable local government planning, building and zoning regulations.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said James E. Nichols, his heirs and assigns forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good right to convey it and that the same is unencumbered, unless otherwise herein set out.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

WHENEVER 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 on this the 2nd day of December, 1986.

Jim Stevens

Ben H. Watson

Ben H. Watson

Laura Watson

Laura Watson

12/15 [illegible]

73248

IDENTIFICATION REFERENCE

Dec 16 9 34 AM '86

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

7.2[illegible]

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ben H. Watson and wife, Laura Watson and Jim Stevens, the within named bargainors, with whom I am personally aquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the ~~2nd~~ 2nd day of December, 1986.

Carolyn Sizemore
NOTARY PUBLIC

My commission expires: 9-11-88

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $18,250.00.

James E. Nichols
Affiant

Subscribed and sworn to before me this the 2nd day of December, 1986.

Carolyn Sizemore
NOTARY PUBLIC

My commission expires: 9-11-88

This instrument was prepared by:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service
9000 East Church Street
Brentwood, TN 37209

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

RECEIVED OF _____

FOR _____

BOOK 7070 PAGE 356

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

1025[illegible] CANT.
50.[illegible] CSTAX
.50 PRFE
6.00 WDEED
CHECK 57.46
.00
74[illegible]/G/BG DAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.3248

IDENTIFI REFERENCE

DEC 16 9 34 AM '86
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.23207