#6371 FILE BOX 38

WARRANTY DEED

BOOK 7398 PAGE 831

THIS INSTRUMENT PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LLOYD O. GRAGG, JR. (NAME)	NEW OWNERS (NAME)	Map 34-1
201 Bluebird Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 54
Goodlettsville, TN 37072 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B.#G09046

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, CLARENCE RALPH NICHOLS and wife, DORENE WILSON NICHOLS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LLOYD O. GRAGG, JR. and wife, AMELIA H. GRAGG, d/b/a/ GRAGG PROPERTIES

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. 30 on the Plan of Echo Meadows, as of record in Plat Book 2331, page 64, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Clarence Ralph Nichols and wife, Dorene Wilson Nichols by deed from W.C. Moncrief & Company, Inc., a Tennessee corporation of record in Book 2859, page 608, said Register's Office.

Dorene Wilson Nichols being one and the same as Dorena Wilson Nichols.

This conveyance is subject to: (1) Easement in Book 4468, page 428; and (2) All matters appearing on the plan of record in Plat Book 2331, page 64, said Register's Office.

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated October 6, 1983, in the original principal sum of $30,000.00, payable to the Bank of Goodlettsville, Goodlettsville, Tennessee, including interest as set forth in said note, and being secured by a deed of trust of record in Book 6154, page 656 said Register's Office.

8.0829

IDENTIFF REFERENCE

Nov 9 10 35 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 204 Bluebird Drive, Goodlettsville, TN 37072

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 5th day of November, 1987

Clarence Ralph Nichols — CLARENCE RALPH NICHOLS

Dorene Wilson Nichols — DORENE WILSON NICHOLS

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STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor CLARENCE RALPH NICHOLS and wife, DORENE WILSON NICHOLS

the bargainor S, 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 Brentwood, Tennessee, this 5th day of November, 19 87

My commission expires 3-11-91 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 Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF November, 19 87

MY COMMISSION EXPIRES: 3-11-91 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

CLARENCE RALPH NICHOLS and wife, DORENE WILSON NICHOLS

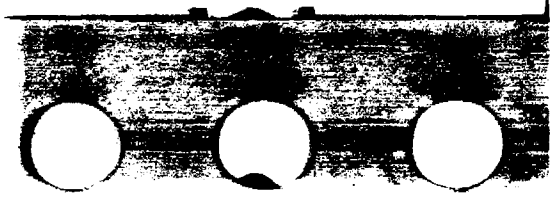
TO

LLOYD O. GRAGG, JR. and wife, AMELIA H. GRAGG, d/b/a/ GRAGG PROPERTIES

PLEASE RETURN TO:

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

This instrument prepared by: File Box 38



OFFICIAL RECEIPT

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

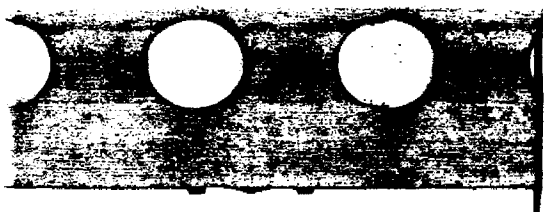
RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL



13500.00- CAMT.
378.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 384.50-
D645A11/09/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8:08:29

Nov 9 10 35 AM '87

FELIX Z. WILSON II REGISTER

No. 33898