Mail

BOOK 7425 PAGE 873

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
Bank of Goodlettsville, Suite 301
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Robert C. Reed 316 Nawakwa Trail Madison, Tn. 37115	Same as new owner	Map 53-14 Parcel 003 Field Book: 11D84315

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, D. T. NICHOLS and wife, VIOLA J. NICHOLS, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said ROBERT C. REED, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> A certain tract or parcel of land in the 11th Civil District of Davidson County, Tennessee, and being lot or tract number 9 on the Map of Kennedy and Graves, Nawakwa Hills, West End Section, a subdivision of Kennedy and Graves 5 acre tract, as of record in Book number 974, page 96, Register's Office for Davidson County, Tennessee.
>
> Said lot or tract number 9 fronts 104 feet from the center of Nawakwa Trail and runs back northerly from the center of said Nawakwa Trail on the westerly line 1,319 feet to a dead line and runs back on the easterly line from the center of said Nawakwa Trail 1,340 feet to the said dead line and shows 120 feet thereon.
>
> Being the same property conveyed to D. T. Nichols and wife, Mabel B. Nichols, of record in Book 1906, page 206, Register's Office for Davidson County, Tennessee. The said Mabel B. Nichols died, at which time the property hereinabove described vested in D. T. Nichols, in fee simple. D. T. Nichols thereafter married Viola J. Nichols, who joins in this conveyance to convey any and all right, title or interest she may have in the said property, marital or otherwise.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee

simple, have a good right to convey it and warrant that the same is unencumbered, except that which appears of record.

And we, the GRANTORS, do further covenant and bind ourselves, heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 8th day of December, 1987.

D. T. NICHOLS
(By His Mark)

VIOLA J. NICHOLS

The foregoing Deed was signed in our presence by the above named GRANTOR, D. T. NICHOLS, by making his mark (x), he, through physical, but not mental, illness, being unable to write, the contents of the instrument having been read to him, and he having understood the same; and such Deed was upon its date delivered to the GRANTEE by the GRANTOR.

WITNESS our hands on this the 8th day of December, 1987.

WALTER NICHOLS

EVELYN NICHOLS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D. T. NICHOLS and VIOLA J. NICHOLS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 8th day of December, 1987.

NOTARY PUBLIC

My Commission Expires: 1-9-88

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WALTER NICHOLS and EVELYN NICHOLS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 8th day of December, 1987.

Diane M Cathey
NOTARY PUBLIC

My Commission Expires: 1-1988

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

Robert Nichols
Affiant

Sworn to and subscribed before me, this the 8th day of December, 1987.

Diane M Cathey
NOTARY PUBLIC

My Commission Expires: 1-1988

MAIL EXT.

IDENTIFICATION REFERENCE

90443

DEC 15 8 07 AM '87

DAVIDSON COUNTY, TN



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

20000.00- CAMT.
56.00 CSTAX
.50 [illegible]
5.00 [illegible]
CHECK 60.50-
1983A12/15/67 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90443

IDENTIFI REFERENCE

DEC 15 8 47 AM '67

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 44956