File Box #24

FORM NO. WB-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,900.00

James A. Nichols
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF September, 1988.

Notary Public

MY COMMISSION EXPIRES: [redacted]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO: (Mortgagee)	MAP-PARCEL NUMBERS
James Albert Nichols (NAME)	National Mortgage Company (NAME)	6DU-23970
431 Lynn Drive (STREET ADD. ESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	MAP 132-16
Nashville, TN. 37211 (CITY) (STATE) (P. O ZIP)	Memphis, TN. 38118 (CITY) (STATE) (ZIP)	PARCEL 36

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, Robert M. Wright and wife, Nancy C. Wright

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Albert Nichols and wife, Hazel Johnson Nichols, as tenants by the entirety

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:

BEING Lot No. 813, Section 13, Caldwell Hall, of record in Book 3300, Page 66, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Robert M. Wright and wife, Nancy C. Wright by deed from Rosa S. Bacon, of record in Book 4331, Page 435, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 1788, Page 108; Book 3400, Page 226; amended in Book 3435, Page 357, and Book 3502, Page 555, said Register's Office.

This conveyance is subject to a utility easement, utility anchor easements, T.V.A. Right-of-Way Easement, and minimum building setback line, of record in Book 3300, Page 66, Register's Office, Davidson County, Tennessee.

68332

IDENTIFICATION REFERENCE

SEP 16 2 56 PM '88

FEE A.D. WILKINS JR. REGISTER DAVIDSON COUNTY TN

This is (x) unimproved (x) improved property, known as 431 Lynn Drive, (House Number) (Street) Nashville, TN. 37211 (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 13th day of September, 1988

Robert M. Wright

Robert M. Wright

Nancy C. Wright

Nancy C. Wright

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert M. Wright and wife, Nancy C. Wright

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 Nashville, Tennessee, this 13th day of September, 19 88

Commission expires 7-9-89

Notary Public

STATE OF TENNESSEE
Davidson 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 purposes 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

WARRANTY DEED

FROM
Robert M. Wright

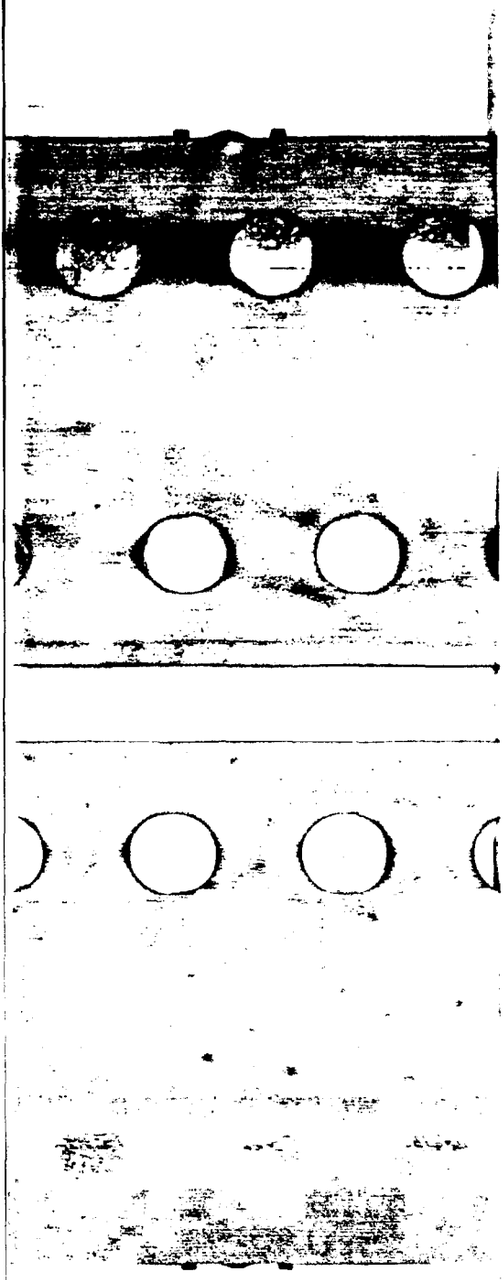
Nancy C. Wright

TO
James Albert Nichols

Hazel Johnson Nichols

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

7966 09/16 0101 03CHECK 372.47



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

CAMT 110900.00
CON TX 365.97
PRFEE 0.50
WDEED 6.00
TOTAL ~~372.47~~
CHECK ~~372.47~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/16/88 01 14:58 0001 7966

68332

IDENTIFICATION

SEP 16 2 56 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY

No. 134975