WARRANTY DEED

FROM: CHARLES M. TOMLINSON, JR. AND WIFE, POLLYANNE F. TOMLINSON BOOK 7849 PAGE 998

TO: DALE H. NICHOLS

89 05 17 01:01 03CHECK 188.00

THIS INSTRUMENT PREPARED BY:
Robert G. McDowell, Esquire
Baker Worthington Crossley Stansberry & Woolf
1700 Nashville City Center, 511 Union Street
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dale H. Nichols	SAME	Map 8 0 Group C Parcel 56
(NAME)	(NAME)	
108 Suffolk Cresceat		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Breatwood, Tennessee 37027		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $55,000.

Affiant

Subscribed and sworn to before me this the 24th day of May, 1989.

My commission expires: May 8, 1991
(Affix seal) Notary Public

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS and other good and valuable considerations, cash in hand paid by DALE H. NICHOLS, (the "Grantee" herein), the receipt whereof is hereby acknowledged, the undersigned Grantors, CHARLES M. TOMLINSON, JR. AND WIFE, POLLYANNE F. TOMLINSON, ("Grantors" herein), have bargained and sold, and by these presents do transfer and convey unto the said Grantee, DALE H. NICHOLS, his heirs and assigns, certain real estate in Davidson/Williamson Counties, Tennessee, being more particularly described as follows:

Land located in Davidson/Williamson Counties, Tennessee, being Lot No. 54 on the Plat of Derby Glen Close, as of record in Plat Book 6250, Page 90, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description.

Being the same property conveyed to Charles M. Tomlinson, Jr. and wife, Pollyanne F. Tomlinson, by deed from Medlin Wherry Land Company, a Tennessee general partnership composed of W. Craig Medlin and Steve R. Wherry, of record in Book 7578, Page 831, Register's Office for Davidson County, Tennessee, and of record in Book 738, Page 351, Register's Office for Williamson County, Tennessee.

The legal description and the state of title of the property have been furnished to the draftsman by the Grantors, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

SUBJECT TO:

1. 1989 taxes, which have been prorated as of the date of closing.

2. Joint ingress-egress for common driveway, drainage easements, setback lines and public utility easements, all of record in Plat Book 6250, Page 90, Register's Office for Davidson County, Tennessee. The herein described property is shown as future development on plans of record in Book 8, Page 137, Book 9, Page 32, and Book 9, Page 189, Register's Office for Williamson County, Tennessee.

3. Restrictive covenants contained in an instrument of record in Book 473, Page 328, Register's Office for Williamson County, Tennessee, and of record in Book 7549, Page 568, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said DALE H. NICHOLS, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee, that they are lawfully seized and possessed of said real estate in fee simple; have a good right to convey it, and the same is unencumbered except as set out herein.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate to the said DALE H. NICHOLS, his heirs and assigns, against the lawful claims of all persons whomsoever.

DATED as of this the 24th day of May, 1989.

3618 1

RECEIVED FOR RECORD
MAY 25 3 33 PM '89
REGISTER OF DEEDS
DAVIDSON COUNTY, TENN.

RUSH

CHARLES M. TOMLINSON, JR.

POLLYANNE F. TOMLINSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, CHARLES M. TOMLINSON, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 24th day of May, 1989.

NOTARY PUBLIC

MY COMMISSION EXPIRES: May 8, 1991

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, POLLYANNE F. TOMLINSON, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 24th day of May, 1989.

NOTARY PUBLIC

MY COMMISSION EXPIRES: May 8, 1991