mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
112 Long Hollow Pike, Suite 201
Goodlettsville, Tennessee 37072

WARRANTY DEED BOOK 7983 PAGE 75

ADDRESS NEW OWNER:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP/PARCEL
A. David Nichols, et ux 1229 Greenfield Ave. Nashville, TN 37216	Same as New Owner	72-3/214

391 11/14 0101 03CHECK 199.06

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 which is hereby acknowledged, KENNETH SHARP, unmarried, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents do hereby transfer and convey unto A. DAVID NICHOLS and wife, JEAN H. NICHOLS, hereinafter referred to as the "GRANTEES", their heirs, representatives and assigns, that certain tract or parcel of land located in DAVIDSON County, Tennessee, and described as follows, to-wit:

BEING the easterly 50 feet of Lot No. 111 on the plan of Inglewood Place, as of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee.

SAID easterly part of said Lot No. 111 fronts 50 feet on the northerly side of Greenfield Avenue, and runs back between parallel lines 205 feet to a dead line.

BEING the same property conveyed to Kenneth Sharp, unmarried, by deed from Lawrence Edward Leftwich and Myrtle Leftwich Taylor of record in Book 5332, Page 545, Register's Office for Davidson County, Tennessee.

Kenneth Sharp and J. Kenneth Sharp, Jr. being one in the same person.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said GRANTEES, their heirs, representatives and assigns, forever.

And, I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Taxes for the year 1989, State and County, which have been prorated and assumed by the GRANTEES herein.

2. Subject to all matters as shown on the plan of record in Book 332, page 101, said Register's Office.

And GRANTOR further covenants and binds himself, his heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, representatives and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 10th day of NOVEMBER, 1989.

A. David Nichols
A. DAVID NICHOLS

Kenneth Sharp
KENNETH SHARP

Jean H. Nichols
JEAN H. NICHOLS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH SHARP, unmarried, and A. DAVID NICHOLS and wife, JEAN H. NICHOLS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 10th day of NOVEMBER, 1989.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/31/89

* * * * * * * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

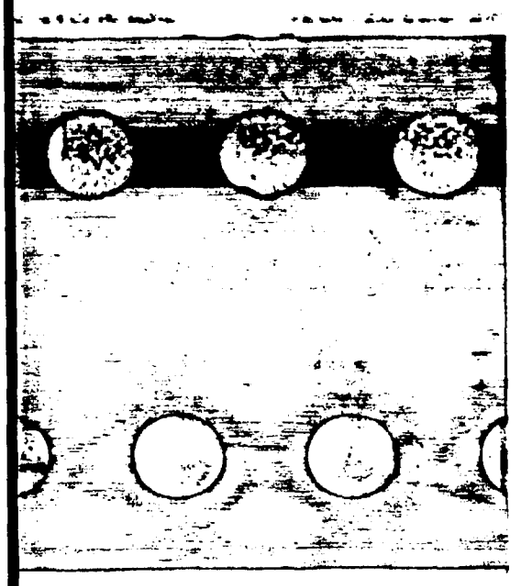
The actual consideration or value, whichever is greater, for this transfer is $58,250.00.

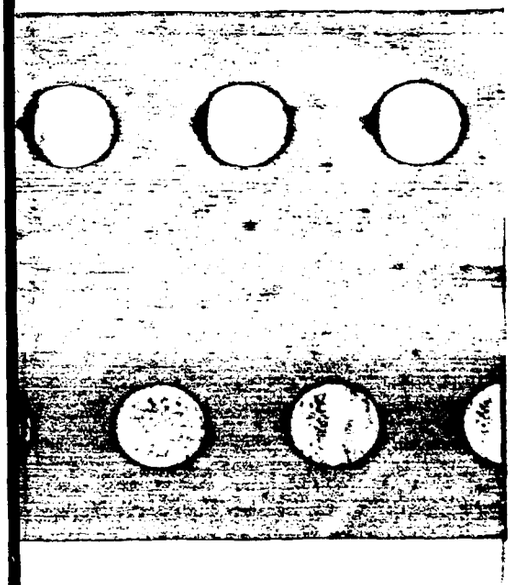
Jean H. Nichols
Affiant

Sworn to and subscribed before me, this the 10th day of NOVEMBER, 1989.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/31/89





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7983 PAGE 77

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 58250.00
CON TX 192.06
PRFEE 1.00
WDEED 6.00
TOTAL 199.06
CHECK 199.06

11/14/89 01 08:46 0001 3914

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 1 6 2 0

IDENTIF. REFERENCE

NOV 14 8 48 AM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 266751