B0720

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
James M. Nicholson 467 Annex Ave. Nashville, TN 37209	Atlantic Coast Mortgage Co. 12700 Fair Lakes Cr., Suite # 400 Fairfax, VA 22033	MAP 90-15-55 PAR 8DA-26230 90-15-56

BOOK 8416 PAGE 828

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TEN AND NO/100 ($10.00) DOLLARS,** cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Ann Belle Burysek, an unmarried widow** has bargained and sold, and by these present do transfer and convey unto the said **James M. Nicholson** the Grantees herein his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LOT #282

Being part of lot No. 282 on the Map of Charlotte Park, Section 11, as of record in book 2900, pages 79 and 80, Register's Office for said County.

Said part of Lot No. 282 fronts 51 feet on the northwesterly side of Annex Avenue and extends back between parallel lines 150 feet to a line on which it measures 51 feet.

Being part of the same property conveyed to Albert Henry Burysek and wife, Ann Belle Burysek by deed from Howard R. Birdwell and wife Anita C. Birdwell of record in Book 4248, page 754; Register's Office for said County.

LOT #284

Being lot no. 284 on the Plan of Charlotte Park, Section 11 as of record in Book 2900, pages 79 and 80 Register's Office for said County.

Said lot no. 284 fronts 73 feet on the westerly side of Annex Avenue and runs back between parallel lines 150 feet to a line in the rear measuring 73 feet thereon.

Being the same property conveyed to Albert Henry Burysek and wife, Ann Belle Burysek by deed from Howard Birdwell and wife, Anita Birdwell of record in Book 4123, Page 357; Register's Office for Davidson County, Tennessee.

The said Albert Henry Burysek, having sinced died.

This conveyance is subject to all restrictions, easements and plats of record in the Register's Office for said County.

This is improved property known as: **467 Annex Ave., Nashville, TN 37209.**

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 the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all gender.

Witness our hands this 7 day of August, 1991.

Anna Belle Burysek

ANN BELLE BURYSEK, an unmarried widow

Aug 8 12 23 PM '91

37822

02 08/08 0101 03CHECK 321.13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ANN BELLE BURYSEK, an unmarried widow, the Bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7 day of August, 1991.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-20-92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 84,900.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

James M. Nicholson
AFFIANT

Sworn to and subscribed before me, this 7 day of August, 1991.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-20-92

THIS INSTRUMENT PREPARED BY:
RICK M. JOHNSON
3221 Nolensville Rd., Ste. #1
Nashville, TN 37211
(615) 833-5858

[redacted]



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

RECEIVED OF _____

FOR _____

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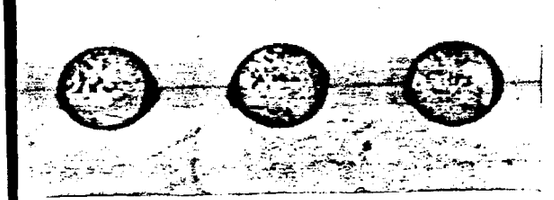
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 84900.00
CON TX 314.13
PRFEE 1.00
WDEED 6.00
TOTAL 321.13
CHECK 321.13

08/08/91 01 12:24 0001 2100

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



37.8.22

IDENTIFICATION REFERENCE

AUG 8 12 23 PM '91

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 448669