# WARRANTY DEED

State of Tennessee )
County of Davidson )

The actual consideration or value, whichever is greater, for this transfer is $43,200.00

Warren David Nichols
Affiant

Sworn to and subscribed before me this 28th day of July, 1992.

NOTARY PUBLIC

My Commission Expires: 9-25-93

This instrument prepared by:

**ROBERT F. SPANN, Attorney**
First American Center, 15th Floor
315 Deaderick Street, Suite 1545
Nashville, Tennessee 37238-1545
615/242-2525

| ADDRESS - NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NUMBER: |
|---|---|---|
| Warren D. Nichols, et ux. | Same | Map 29 |
| 5835 Eaton's Creek Rd. | | Par. 84 |
| Joelton, TN 37080 | | |

**FOR AND IN CONSIDERATION** of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Dorothy Dean Nichols, unmarried, Mark D. Nichols, Lonnie J. Nichols, III, Sherri Dawn Golliher and Jennifer Estelle Nichols, hereinafter called Grantors, have bargained and sold, and by these presents do transfer and convey unto Warren D. Nichols, and wife, Juanita Nichols, hereinafter called Grantees, their heirs and assigns, forever, a certain tract or parcel of land situated in 14th Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at a point in the center of Eaton's Creek Road 504.05 feet more or less east of the center line of Marrowbone Road, the southeast corner of the parcel of land conveyed to Jack Harding Nichols from Lonnie Jackson Nichols, et al, by deed dated May 16, 1959, and of record in Book 2905, page 573, Register's Office for said county; thence north 1° 30' east 411 feet, with Jack Harding Nichols' east line, to Smith's line; thence along Smith's south line south 82 1/2° east 252.2 feet more or less to a stake, (the northwest corner of the parcel conveyed to Warren David Nichols from Lonnie Jackson Nichols, et al, by deed dated January, 1959, and of record in Book 2879, page 7, said Register's Office); thence south 7° 30' west 387 feet with said Warren David Nichols' west line, to a point in the said Eaton's Creek Road, the southwest corner of said Warren David Nichols' lot; thence at or about the center of said Eaton's Creek Road, north 88° west 212 feet more or less to the point of beginning, containing 2.57 acres, more or less.

Being the same property conveyed to Lonnie Jackson Nichols for life, from Lillian J. Johnson, of record in Book 1148, page 558, Register's Office for Davdson County, Tennessee, with the remainder to Jack Harding Nichols, Warren David Nichols, Charles Edward Nichols, and Lonnie Jackson Nichols, Jr.; the said Jack Harding Nichols and Warren David Nichols having since conveyed their interest in said property to Charles Edward Nichols and Lonnie J. Nichols, Jr., of record in Book 4478, page 149, said Register's Office; the said Charles Edward Nichols having since died and devised his interest in said property to Barbara P. Nichols (Kemp) of record in Will Book 93, page 511, Probate Clerk's Office for Davidson County, Tennessee; the said Barbara P. Nichols (Kemp) having since conveyed her interest in said property to Lonnie Jackson Nichols, Jr., by deed of record in Book 4485, page 835, said Register's Office; the said Lonnie Jackson Nichols, Jr. having since died intestate leaving as his only heirs at law, Dorothy Dean Nichols, Mark D. Nichols, Lonnie J. Nichols, III, Sherri Dawn Golliher and Jennifer Estelle Nichols.

Included in the above description but expressly excluded from this conveyance is .36 acres, more or less, conveyed to Warren David Nichols and wife, Juanita A. Nichols, of record in Book 6393, page 60, Register's Office for Davidson County, Tennessee.

**TO HAVE AND TO HOLD** the same property, with all appurtenances, estate, title, and interest thereto belonging to the 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, assigns 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 29th day of July, 1992.

DOROTHY DEAN NICHOLS

LONNIE J. NICHOLS, III

JENNIFER ESTELLE NICHOLS

MARK D. NICHOLS

SHERRI DAWN GOLLIHER

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dorothy Dean Nichols**, 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 this 29th day of July, 1992.

NOTARY PUBLIC

My Commission Expires: 5/25/96

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mark D. Nichols**, the Bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 29th day of July, 1992.

NOTARY PUBLIC

My Commission Expires: 5/25/96

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lonnie J. Nichols, III**, the Bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 30th day of July, 1992.

NOTARY PUBLIC

My Commission Expires: 5/25/96

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sherri Dawn Golliher**, 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 this 30th day of July, 1992.

NOTARY PUBLIC

My Commission Expires: 5/25/96

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jennifer Estelle Nichols**, 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 this 29th day of July, 1992.

NOTARY PUBLIC

My Commission Expires: 5/25/96

34325

IDENTIF. TREFERENCE

AUG 5 12 46 PM '92

DAVIDSON COUNTY TN.

MAIL ENV.

7883 08/05 0101 03CHECK 172.84

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 8694 PAGE 831

| | | |
|---|---|---|
| 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 | 43200.00 |
| | | | CON TX | 159.84 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 12.00 |
| | | | TOTAL | 172.84 |
| | | | CHECK | 172.84 |

08/05/92 01 12:47 0001 7883

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34325

IDENTIF. REFERENCE

AUG 5 12 46 PM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

**No.** 557700