BOOK 10227 PG 776

Pat 37

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,869.07

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF October 19 96.

Notary Public

MY COMMISSION EXPIRES: January 25, 1997
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leon Sharber, Trustee (NAME)	Leon Sharber, Trustee (NAME)	MAP 150-14
3713 Lipton Place (ADDRESS)	1161 Murfreesboro Rd., Ste. 505 (ADDRESS)	PARCEL 48.00
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	

FOR AND 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, Mike Nichols, Jr., unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leon Sharber, Trustee

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:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Jamestown Estates, Section 2, as of record in Book 6900, Page 865, Register's Office for said County, to which reference is hereby made for a more complete description.

For source of title reference is made to Book 8305, Page 38, Register's Office for Davidson County, Tennessee.

The grantors herein are the only heirs at law of Mike Nichols, Sr. and wife, Mildred P. Nichols who are now deceased intestate.

Subject to restrictions filed of record in Book 7502, Page 11, Register's Office for Davidson County, Tennessee.

Subject to any and all matters shown of record in Book 9600, Page 865, Register's Office for Davidson County, Tennessee.

IT IS UNDERSTOOD AND AGREED that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 9294, Page 685, Register's Office for Davidson County, Tennessee, which the Grantee(s)

CONTINUED

unimproved ( )
This is improved (X) property, known as 3713 Lipton Place, Antioch, Tennessee 37013
(House Number) (Street) (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 my hand this 11th day of October 19 96

Mike Nichols, Jr.
Mike Nichols Jr.

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 Mike Nichols, Jr.

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 at Nashville, Tennessee, this 11th day of October 19 96.

Commission expires January 25, 1997

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

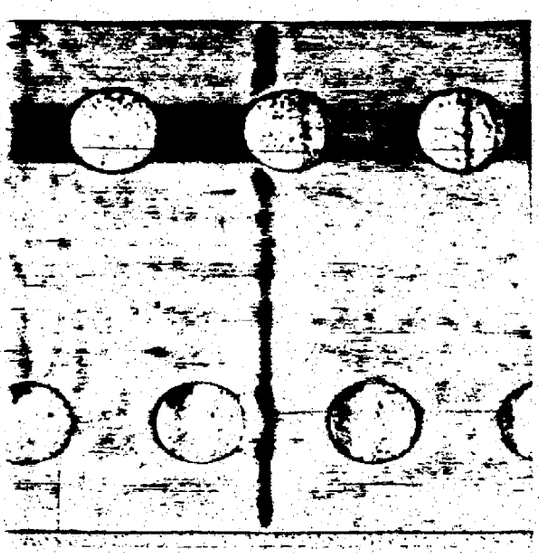
0236951
IDENTIF. ↑ REFERENCE

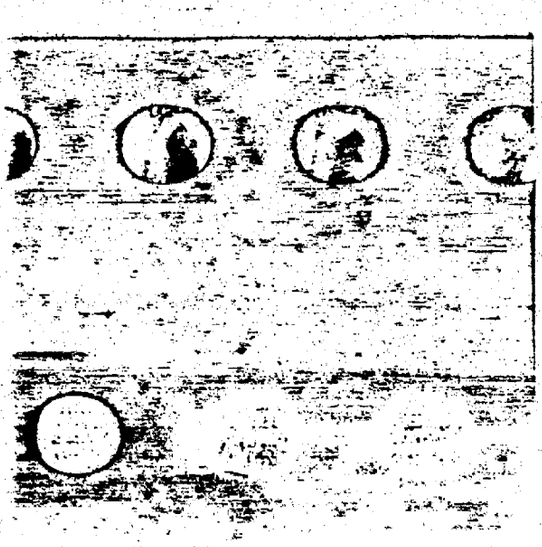
96 OCT 17 AM 9:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

LEGAL DESCRIPTION CONTINUATION

herein hereby assumes and agrees to pay. The escrow account in connection with said loan is hereby transferred to the Grantee(s) herein.

0905 10/17 0101 03CHECK 301.23





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

RECEIVED OF _____

FOR _____

BOOK 10227 PG 779

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 77857.07
				CON TX 288.23
				PRFEE 1.00
				WDEED 12.00
				TOTAL 301.23
				CHECK 301.23
10/17/96		01		09:51 0001 0905

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0236951 IDENTIF. ↑ REFERENCE

96 OCT 17 AM 9:50

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1077933

No [redacted]