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41

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August, 19 98

Notary Public

MY COMMISSION EXPIRES: 1-5-99
(AFFIX SEAL)

VICKIE R. PODGIS NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David E. Nichols (NAME)	SUNTRUST BANK, NASHVILLE, N. A. (NAME)	MAP 21
4935 Rawlings Road (ADDRESS)	P. O. BOX 305110, 7TH FLOOR (ADDRESS)	PARCEL 185
Joelton, TN 37080 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37230-5110 (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, William Joseph Nelms and wife, Joyce Nichols Nelms

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David E. Nichols, married

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:

A small tract of land in the 14th Civil District of said Davidson County, TN, being part of Tract II of the O.G. John's Estate, and being known as Tract V, on the unrecorded map of part of the Subdivision of Tract II and described according to a copy of a survey made May 21, 1957, by C.J. Carney, Surveyor, as follows:

BEGINNING at a point in the center line of Bernard Road, at the corner of Lots Nos. 4 and 5; said point being 650 feet east of the easterly margin of Clarksville Highway, No. 112, or US 41; thence with the line between Lots Nos. 4 and 5, southerly 241 feet to a point; thence easterly 100 feet to a point; thence northerly 241 feet to the center line of Bernard Road; thence with the centerline of the same, westerly 100 feet to the point of beginning.

Being the same property conveyed to William Joseph Nelms and wife, Joyce Nichols Nelms by deed from W.T. Johns and wife, Lillian Johns, of record in Book 2880, Page 187, Register's Office for Davidson County, Tennessee.

0481823

IDENTIFICATION REFERENCE

98 AUG 31 PM 4:19

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

4328 08/31 0101 03CHECK 307.00

This is unimproved ( ) improved (X) property, known as 4935 Rawlings Road, Joelton, TN 37080
(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 our hand s this 25th day of August, 19 98

William Joseph Nelms

Joyce Nichols Nelms

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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 William Joseph Nelms and wife, Joyce Nichols Nelms

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 25th day of August, 19 98.

Commission expires 11-27-99

Vicki R Rodgers
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

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 80000.00
CON TX 296.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 307.00
CHECK 307.00

08/31/98 01 16:20 0001 4328

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0481823
IDENTIFICATION REFERENCE

98 AUG 31 PM 4:19

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1339785