Davidson County DEEDWARR
Recvd: 03/21/01 14:43 2pgs
Fees:11.00 Taxes:1121.10

20010321-0027300

RECORD AND RETURN TO;
NATIONS TITLE OF TENNESSEE, INC.
205 POWELL PLACE, STE. 114
BRENTWOOD, TN 37027
01TN00235

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$303,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
6th DAY OF MARCH, 2001

Notary Public

MY COMMISSION EXPIRES: JAN. 25, 2003

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 205 POWELL PLACE, STE 114, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THOMAS W. HOLZEN **6601 BURKITT ROAD** **ANTIOCH, TN 37013**	**SAME**	**187-70**

FOR AND IN 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,

HAROLD L. NICHOLS AND WIFE, SUZANNE H. NICHOLS

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

THOMAS W. HOLZEN AND WIFE, HELEN HOLZEN

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:

TRACT 4:
LAND IN THE 31ST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING DESCRIBED ACCORDING TO A SURVEY BY J. BRUCE RAINEY, SURVEYOR #823, DATED JANUARY 21, 1988, AND KNOWN AS JOB NO. 880666 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE SOUTHERLY MARGIN OF BURKETT ROAD, SAID POINT OF BEGINNING BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND ALSO BEING THE NORTHEAST CORNER OF THE FOREST B. COOK PROPERTY OF RECORD IN BOOK 6372, PAGE 340, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE SOUSTHERLY MARGIN OF SAID BURKETT ROAD SOUTH 87 DEGREES 48' 40" EAST 66.19 FEET TO AN IRON PIN; THENCE CONTINUING WIHT SAME SOUTH 86 DEGREES 48' 51" EAST 129.40 FEET TO AN IRON PIN; THENCE LEAVING THE MARGIN OF SAID BURKETT ROAD SOUTH 04 DEGREES 35' 14" WEST 1118.56 FEET TO AN IRON PIN; THENCE NORTH 85 DEGREES 24' 46" WEST 199.50 FEET TO AN IRON PIN IN THE LINE OF THE GARY DAVIS PROPERTY OF RECORD IN BOOK 5850, PAGE 655, REGISTER'S OFFICE OF DAVIDSON, TENNESSEE; THENCE WITH DAVIS LINE NORTH 05 DEGREES 52' 27" EAST 178.33 FEET TO AN IRON PIN; THENCE LEAVING DAVIS LINE AND WITH THE LINE OF THE SAID FOREST P. COOK PROPERTY NORTH 04 DEGREES 35' 14" EAST 934.34 FEET TO THE POINT OF BEGINNING, CONTAINING 5.02 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO HAROLD L. NICHOLS AND WIFE, SUZANNE H. NICHOLS BY DEED FROM BENJAMIN F. HILL, JR. AND WIFE, MARTHA P. HILL, DATED 05/26/88 OF RECORD IN BOOK 7559, PAGE 200 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Unimproved ( )
This is improved (X) property known as **6601 BURKITT ROAD, ANTIOCH, TN 37013**
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 hands this 16th day of March , 2001

HAROLD L. NICHOLS

Suzanne H. Nichols

SUZANNE H. NICHOLS

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 **HAROLD L. NICHOLS AND WIFE, SUZANNE H. NICHOLS.** the bargainors 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 Nashville, Tennessee, this 16th day of March , 2001.

Commission Expires:_____

_____
Notary Public

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES
JAN 26 2003
DAVIDSON COUNTY, TN

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 _____, 20_____.

My commission expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the day of _____, 2001, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as _____ Attorney in Fact, and acknowledged that ____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at Nashville, Tennessee, this the ____ day of _____, 2001.

My commission expires:_____

_____
Notary Public