

752

STATE OF TENNESSEE }
 COUNTY OF ~~DAVIDSON~~ } CHEATHAM

THE ACTUAL CONSIDERATION OR VALUE, WHICH-
 EVER IS GREATER, FOR THIS TRANSFER IS \$ 2,495.00

Betty Nichols
 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17 DAY OF July, 1976.

Betty J. Ross
 Notary Public

MY COMMISSION EXPIRES: _____
 (AFFIX SEAL) (REGISTERS' SEAL)

THIS INSTRUMENT WAS PREPARED BY

James W. Stinnett, Jr., Attorney, 108 South Main Street, Ashland City, TN 37015

NAME		ADDRESS			
ADDRESS NEW OWNER (S) AS FOLLOWS:		SEND TAX BILLS TO:		MAP-PARCEL NUMBERS	
Charles H. Nichols <small>(NAME)</small>		Same <small>(NAME)</small>		41-159	
Route 2, Lynn Road <small>(STREET ADDRESS OR ROUTE NUMBER)</small>					
Ashland City, Tennessee <small>(CITY) (STATE) (P. O. ZIP)</small>					

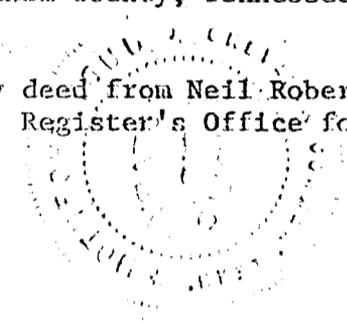
FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERENAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Dixieland Co., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles H. Nichols and wife, Betty B. Nichols

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN the 2nd Civil District of Cheatham ~~DAVIDSON~~ COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 73, Cheatham Acres Subdivision, as shown on plan of said Subdivision, of record in Plat Book 1, page 37, Register's Office for Cheatham County, Tennessee, to which record reference is here expressly made.

BEING a part of the same property conveyed to Dixieland Co, by deed from Neil Robertson and wife, Annie K. Robertson, of record in Book 133, page 227, Register's Office for Cheatham County, Tennessee.



unimproved ()
 This is improved () property, known as _____
(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 its hand this 16th day of July, 1976

DIXIELAND CO.

By: *W. Marshall McPherson*
 President

STATE OF TENNESSEE }
Davidson County

Personally appeared before me, _____, a Notary Public in and for
said County and State, the within named _____

the bargainer _____, with whom I am personally acquainted, and who acknowledged that _____
executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____
_____, Tennessee, this _____ day of _____ 19 _____

Commission expires _____
Notary Public

STATE OF TENNESSEE }
~~Davidson~~ County

Cheatham

Before me, _____ the undersigned _____, a Notary Public within and for the
State and County aforesaid, personally appeared _____ Leonard Melton

and _____ (his oath) _____ (himself) with whom I am personally acquainted and who
upon ~~(their several oaths)~~ acknowledged ~~(themselves)~~ to be the _____ President
and _____ respectively of the _____ Dixieland Co.

the within named bargainer, a corporation, and that (he) as such _____ President

and _____ ~~(they)~~ being authorized so to do, executed the foregoing instrument for the
purposes therein contained by signing the name of the corporation by the said _____ Leonard Melton
as such _____ President.

Witness my hand and official seal at office at _____ Ashland City, _____ on this the _____ 16th
day of _____ July _____, 19 _____ 76

My commission expires _____ 2-24-1980
Judy P. Shorter
Notary Public (NOTARY SEAL)

WARRANTY DEED

FROM

DIXIELAND CO.,

a Tennessee corporation

TO

CHARLES E. NICHOLS et ux

STATE OF TENNESSEE }
CHEATHAM COUNTY:

Office of the Register: 7-17, 1976
I, BETY J. ROSS, Cheatham County Register do
certify that the foregoing instrument and certificate
were received in my office at 8:25 o'clock
A. M., on 7-17, 1976 entered in
Note Book H, Page 175, and recorded
in Book No. 183, Page 752. The following
amounts were paid under Receipt No. 16002

STATE TAX: DEEDS: \$ 6.50
STATE TAX: MTGS.: \$
PROBATE FEE : \$.50
RECORDING FEE : \$ 4.00
TOTAL \$ 11.00

Betty J. Ross
Register

Attorneys Title Company

Titles Guaranteed
NASHVILLE, TENN.

