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926 ! 05/27 155.74 CHECK

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,425.00 57,4 (Amount)

Keith Nikolaus

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MAY 1980.

Notary Public

MY COMMISSION EXPIRES: 10-15-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith Nikolaus (NAME)	Churchill Mortgage Corporation (NAME)	5DU 26450
524-526 Cedar Drive (STREET ADDRESS OR ROUTE NUMBER)	5775-C Peachtree Dunwoody Rd, 300 (STREET ADDRESS)	162
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30342 (CITY) (STATE) (ZIP)	166

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, FAS Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Keith Nikolaus et ux Sharon Nikolaus and Brent Nikolaus

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:

BEING Lot No. 13 on the Plan of Cedarwood Estates, Section 6, Revised, of record in Plat Book 5200, Page 196, Register's Office, Davidson County, Tennessee.

BEING part of the same property conveyed to FAS Builders, Inc. by deed from Fidelity Federal Savings & Loan Association, of record in Book 5440, Page 769, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to restrictions of record in Book 5497, Page 597, said Register's Office; Drainage easement, utility anchor easement and building lines of record in Plat Book 5200, Page 196, said Register's Office.

THIS conveyance is subject to any and all existing easements of record.

This is improved (XX) unimproved ( ) property, known as 524-526 Cedar Drive (House Number) (Street) Nashville, TN 37211 (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 22ND day of MAY, 1980

FAS Builders, Inc. F.A.S Builders Inc.

By: Jim B Smith Vice-President

Jim B. Smith, Vice-President

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STATE OF TENNESSEE
Davidson County

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

the bargainor, 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

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jim B. Smith and ~~x~~ with whom I am personally acquainted and who upon ~~(their several oaths)~~ (his oath) acknowledged ~~themselves~~ (himself) to be the Vice-President and ~~x~~ respectively of the FAS Builders, Inc. the within named bargainor, a corporation, and that (he ~~they~~) as such Vice-President and ~~x~~, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Jim B. Smith as such Vice-President, ~~and attesting the same by the said~~ as such ~~x~~

Witness my hand and official seal at office at Nashville, Tennessee on this the 22nd day of May 19 80

My commission expires 10-15-82

William F. Kinney
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE LARGE

WARRANTY DEED

FROM
FAS Builders, Inc.

TO
Keith Nikolaus

F 90851

IDENTIF. REFERENCE

MAY 27 10 25 AM '80

FELIX A. NILSON II REGISTER
DAVIDSON COUNTY, TENN.

title escrow, inc.
315 fortune building 1
311 plus park boulevard
nashville, tennessee 37217

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

57425.00- CO
149.24 CO TX
.50 PRFE
6.00 MISC
CHECK 155.74-
092BA05/27/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90851

IDENTIFICATION REFERENCE

MAY 27 10 25 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 759542