This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5763 PAGE 245

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Hooven and Bart Comiskey	Churchill Mortgage Corporation	162-9-19
(NAME)	Suite 300 (NAME)	
524-26 Cedar Drive	5775 - C Peachtree Dunwoody Road	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tennessee 37013	Atlanta, Georgia, 30342	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------($10.00)---------- *Dollars,*

cash in hand paid by David Hooven and Bart Comiskey and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said David Hooven and Bart Comiskey have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $56,300.00, secured by deed of trust of record in Book 5605, page806, Register's Office for Davidson County, Tennessee, and re-recorded in Book 5613, page 59, said Register's Office.

We, Keith Nikolaus and wife, Sharon Nikolaus and Brent Nikolaus

have this day bargained and sold, and do hereby transfer and convey unto the said David Hooven and Bart Comiskey

certain real estate in Davidson County, Tennessee, as follows: *the Grantees herein, their (successors), heirs and assigns,*

Land in Davidson County, Tennessee, being Lot No. 13 on the plan of Cedarwood Estates, Section 6, Revised, as of record in Book 5200, page 196, Register's Office for said County.
Said Lot No. 13 fronts 68.68 feet on the west side of Cedar Court, 40.14 feet on the north side of Cedar Drive and 40.39 feet around a curve at the intersection of said Court and Drive and extends back 96.70 feet on the north line and 121.62 feet on the west line to a point of intersection.

Being the same property conveyed to Keith Nikolaus and wife, Sharon Nikolaus and Brent Nikolaus by deed from FAS Builders, Inc., of record in Book 5605, page 803, Register's Office for said County.

This conveyance is subject to the plan of record in Book 5200, page 196, Register's Office for said County, which shows an Owner's Certificate, 15-foot building set-back line from Cedar Court, 20-foot building set-back line from Cedar Drive, a 10-foot easement for public utilities and drainage and a 2.5 x 25-foot anchor easement; and restrictive covenants of record in Book 5497, page 597, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 83,267.33

Subscribed and sworn to before me, this the 26th day of June 19 81

Affiant

My commission expires: 8-12-81

Notary Public

(Affix Seal)

unimproved ( )
This is improved (X) property, known as 524-26 Cedar Drive, Antioch, Tennessee 37013
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for 1981 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 26th *day of* June *19* 81 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Keith Nikolaus
Keith A Nikolaus

Bonnie Nikolaus

Sharon Nikolaus
Sharon Nikolaus

Brent Nikolaus
Brent Nikolaus

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Doris E. Moran, *a Notary Public in and for said County and State,* Keith Nikolaus and wife, Sharon Nikolaus and Brent Nikolaus and wife, Bonnie Nikolaus

the within named bargainor..S., with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 26th *day of* June, *19* 81

Doris E. Moran *Notary Public*

Commission expires 8-12-81

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ..... *he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37239

3928

WARRANTY DEED 236708

FROM

Keith Nikolaus and wife, Sharon Nikolaus and Brent Nikolaus

TO

David Hooven and Bart Comiskey

G. 4. 8. 4 7 2

IDENTIF. REFERENCE

JUN 29 2 10 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5763 PAGE 247

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
			83567.33- CO	
			165.36 CO TX	
			.50 PRFEE	
			5.00 WDEED	
			CHECK 171.36-	
3926A	06/29/81		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 4.8.4 7 2

IDENTIF. REFERENCE

JUN 29 2 18 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 829944