THIS INSTRUMENT WAS PREPARED BY: East End Title & Escrow, Inc.
405 Two Mile Pike, Goodlettsville, TN 37072

WARRANTY DEED

BOOK 6563 PAGE 517

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
PHILLIP STEPHEN NICKINS	COLLATERAL INVESTMENT COMPANY	MAP 62-13
(NAME)	(NAME)	
3603 BRUSH HILL ROAD	2100 First Avenue North	PARCEL 9
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TN 37216	Birmingham, AL 35203	15DZ 26825
(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 and other good and valuable consideration, the receipt of which is hereby acknowledged, including the Grantees assuming a certain unpaid indebtedness of record in Book 5633, page 761, and re-recorded in Book 5642, page 17, Register's Office for Davidson County, Tennessee, which Grantees promise to pay and agree to hold Grantors harmless from same.

GEORGE S. YANDELL AND WIFE, AMANDA G. YANDELL, hereinafter referred to as Grantors,

has bargained and sold, and does hereby transfer and convey unto the said

PHILLIP STEPHEN NICKINS AND WIFE, REBECCA M. NICKINS,

hereinafter referred to as Grantees, their *(successors), heirs and assigns,*

certain real estate in DAVIDSON *County, Tennessee, as follows:*

LAND in Davidson County, Tennessee, being part of Lot No. 31 on the Map of Riverwood Subdivision, of record in Book 547, page 62, Register's Office for Davidson County, Tennessee, and being Lot No. 1 on the Map of L. A. Warren's Resubdivision of part of Lot No. 31, Riverwood Subdivision, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, November 8, 1938, as follows:
BEGINNING at a point in the Westerly margin of Brush Hill Road, the Southeast corner of that part of Lot No. 31 designated as Lot No. 2 in Warren's resubdivision, conveyed to C. R. Galloway by deed of record in Book 1109, page 439, said Register's Office; thence with Galloway's Southerly line, South 78 degrees 30' West 175 feet to a point, Galloway's Southwest corner, the common corner of Lots Nos. 1, 2 and 4 of Warren's Re-subdivision; thence, South 87 degrees 30'East with the Northerly line of Lot No. 5 of the Warren's Re-subdivision, 120 feet to a point in the Westerly margin of Brush Hill Road, the common corner of Lots Nos. 1 and 5 of Warren's Resubdivision; thence Northerly with the Westerly margin of Brush Hill Road, 100 feet to the point of beginning.
BEING the same property conveyed to George S. Yandell and wife, Amanda G. Yandell, by deed from Michael T. Dorris and wife, Sandra L. Dorris, of record in Book 5764, page 600, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $64,417.15

Subscribed and sworn to before me, this the 21st day of May, 19 85

Affiant

My commission expires: 4/14/87 (Affix Seal)

Notary Public

unimproved ( )
This is improved (XX) property, known as 3603 Brush Hill Road, Nashville, TN 37216
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Grantees, their

(successors),

heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its successors 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.

Witness our *hand* S *this* 21st *day of* May, *19* 85, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Phillip Stephen Nickins

Rebecca M. Nickins

George S. Yandell

Amanda G. Yandell

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* PHILLIP STEPHEN NICKINS AND WIFE, REBECCA M. NICKINS; and GEORGE S. YANDELL AND WIFE, AMANDA G. YANDELL;

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 Goodlettsville *Tennessee*
this 21st *day of* May, *19*85.

Vicky U. Klein
Notary Public

Commission expires 4/19/87

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.....

J07.00 4'

IDENTIFICATION REFERENCE

MAY 23 8 22 AM '85

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
GEORGE S. YANDELL ET UX

TO
PHILLIP STEPHEN NICKINS ET UX

EAST END TITLE, INC.
405 TWO MILE PIKE
GOODLETTSVILLE, TN 37072
615 - 859-4871

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6563 PAGE 519

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
			644174.15-	CAMT.
		VD	644174.15	CAMT.
			64417.15-	CAMT.
			167.44	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	173.94-
069	05/23/85		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J07-004

IDENTIF. REFERENCE

MAY 23 8 22 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 137301