file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Joseph H. Shoemake, Jr. 5333 Overton Road Nashville, TN 37220	Fleet Real Estate Funding Corp. P.O. Drawer F-20 Florence, SC 29501	MAP 160-3 PARCEL 115 6DU-35654

BOOK 6904 PAGE 766

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Charles Sanford Nichols and wife, Dorothy E. Nichols hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Joseph H. Shoemake, Jr. and wife, Barbara F. Shoemake hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 203 on the plan of Haileywood Estates, Section 8, of record in Book 2854, page 19, Register's Office for said County.

SAID Lot No. 203 fronts 112.3 feet on the westerly margin of Overton Road and extends back 191.2 feet on the northerly line and 262.5 feet on the southerly line to a broken line in the rear, measuring 133.99 feet thereon.

Being the same property conveyed to Charles Sanford Nichols and wife, Dorothy E. Nichols by deed from James K. Petrus and wife, Ann M. Petrus of record in Book 5629, page 154, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 4115, page 512, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Greer Mortgage Company of record in Book 5243, page 470, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This is (un)improved property, known as 5333 Overton Road, Nashville, TN 37220.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 30th day of June, 19 86.

Dorothy E. Nichols

Dorothy E. Nichols

Charles Sanford Nichols

Charles Sanford Nichols

STATE OF TENNESSEE
COUNTY OF Davidson

On this 30th day of June, 19 86, before me personally appeared Charles Sanford Nichols and wife, Dorothy E. Nichols, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

My Commission Expires: 11-1-87

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6904 PAGE 767

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 113,000.00.

Joseph H. Shoemake Jr.
Affiant

Subscribed and sworn to before me, this the 30th day of June, 1986.

Christy Wilkins Ivey
Notary Public

My Commission Expires: 11-1-87

WARRANTY DEED

from:
Charles Sanford Nichols and wife,
Dorothy E. Nichols

to:
Joseph H. Shoemake, Jr. and wife,
Barbara F. Shoemake

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-25359

IDENTIFICATION REFERENCE

90291

JUL 11 12 PM '86
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6904 PAGE 768

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

1:3000.00- CERT
293.00 CSTAX
.50 PRFEE
6.00 MISC
CHECK 301.50
2232A07/01/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16209

IDENTIFICATION REFERENCE

Jul 1 1 22 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 265665