STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater, for this transfer is $ 140,000.00

Subscribed and sworn to before me, this the 18th day of June, 19 86

My commission expires: January 10, 1989

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE TITLE & TRUST, INC.
113 Hazel Path • Southall Bldg. • Suite 3 • Hendersonville, Tenn. 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Charles Winter, Jr.	THIRD NATIONAL MORTGAGE COMPANY
309 Brandywine Drive	P.O. Box 2628
Old Hickory, Tennessee 37138	Nashville, Tennessee 37219
CITY STATE ZIP	CITY STATE ZIP

MAP & PARCEL NO. 64-1 22.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, James Edward Nichols and wife, Barbara Irvin Nichols

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Charles Winter, Jr. and wife, Rita M. Winters

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. 51 on the Plan of Brandywine Farms Section 1, of record in Plat Book 3600 at page 80, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James Edward Nichols and wife, Barbara Irvin Nichols by deed recorded in Book 4587 at page 417, Register's office for Davidson County, Tennessee.

This conveyence is subject to taxes for the year 1986 and subsequent years easement, and restrictive covenants of record.

James Edward Nichols executed this instrument on behalf of Barbara Irvin Nichols as her Attoirney in Fact pursuant to a Power of Attorney which is being placed of record simultaneousley herewith.

THIS IS _____ IMPROVED PROPERTY KNOWN AS 309 Brandywine Drive, Old Hickory, Tennessee 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 their hand s this 18th day of June, 19 86

James Edward Nichols

Barbara Irvin Nichols
By James Edward Nichols, Atty.-in-fact

State of Tennessee
County of Sumner

On this 18th day of June, 19 86, before me personally appeared James Edward Nichols and wife, Barbara Irvin Nichols to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

January 10, 1989

Notary Public
Doris M. Freeman

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

Notary Public

IDENTIFICATION REFERENCE

FILED FOR RECORD
DAVIDSON COUNTY, TN
Jul 7 8 54 AM '86
FRANK F. NELSON, JR. REGISTER

17652

WARRANTY DEED

STATE OF TENNESSEE, Sumner County ss:

On this 18th day of June, 1986 before me personally appeared James Edward Nichols, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed. Witness my hand and official seal.

My commission expires: January 10, 1989

Notary Public

State of Tennessee
County of Sumner

On this the 18th day of June, 1986, before me personally appeared James Edward Nichols, to me known to be the person who executed the foregoing instrument in behalf of Barbara Irvin Nichols acknowledged that the executed the same as the free act and deed of said Barbara Irvin Nichols.
Witness my hand and official seal.
My commission expires: January 10, 1989

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

TENNESSEE TITLE & TRUST, Inc.

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

RECEIVED OF _____

FOR _____

BOOK 6908 PAGE 970

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

140000.00- CAMT.
392.00 CSTAX
.00 PRFEE
6.00 MORTP
CHECK 398.00-
3757A07/07/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17552

IDENTIFICATION REFERENCE

JUL 7 8 54 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 267204