This instrument prepared by Douglas R. Berry, Attorney, 917 Two Mile Parkway, P.O. Box 976, Goodlettsville, TN 37072

WARRANTY DEED

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THIS INSTRUMENT PREPARED BY
DOUGLAS R. BERRY
ATTORNEY
917 TWO MILE PARKWAY
P.O. BOX 976
GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August, 19 86.

Notary Public

MY COMMISSION EXPIRES: October 09, 1986

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TERRY LYNN NICHOLAS, et ux (NAME)	SINGLETON MORTGAGE CORPORATION (NAME)	73-09
2414 Gregory Drive (STREET ADDRESS OR ROUTE NUMBER)	6263 Poplar Avenue, Suite 100 (STREET ADDRESS)	49
Nashville, Tennessee 37216 (CITY) (STATE) (P.O. ZIP)	Memphis, Tennessee 38119 (CITY) (STATE) (ZIP)	15DZ 52555

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, MAYMIE LEE NICHOLAS, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TERRY LYNN NICHOLAS and wife, LORI BETH NICHOLAS

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. 68 on the Plan of Gibson Heights, of record in Book 1835, page 133, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Fielden V. Nicholas, Sr. and wife, Maymie Lee Nicholas, by deed from Philip N. Brownstein of Washington, D.C., as Federal Housing Commissioner, of record in Book 3709, page 73, Register's Office for Davidson County, Tennessee.

The said Fielden V. Nicholas, Sr. having since died.

3350

IDENTIFICATION

Aug 21 10 05 AM '86

CHECK

This is unimproved ( ) improved (X) property, known as 2414 Gregory Drive, Nashville, Tennessee 37216
(House Number) (Street) (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 13th day of August, 19 86

Maymie Lee Nicholas

MAYMIE LEE NICHOLAS

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Maymie Lee Nicholas

the bargainor ____, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 13th day of August, 19 86.

Commission Expires 10-19-86 _____, Notary Public.

STATE OF _____

_____ County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon his oath / their several oaths acknowledged himself / themselves to be the _____ ____ and _____ respectively of the _____ the within named bargainor, a corporation, and that he / they as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at _____, Tennessee, on this the _____ day of _____, 19 ____

My commission expires _____ _____
Notary Public

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

45000.00- CAMT.
126.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 132.50-
269408/21/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 3 8 9 0

IDENTIFICATION REFERENCE

Aug 21 10 05 AM '86

No. 285714