File No: 8363-1

BOOK 7559 PAGE 200

Address New Owner:	Send Tax Bills To:	Map/Parcel
Harold L. Nichols etux	Same	Map 187
116 Heather Place		P/O Par 70
Brentwood, TN 37027		

WARRANTY DEED

FOR AND IN CONSIDERATION 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, BENJAMIN F. HILL, JR. and wife, MARTHA P. HILL, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said HAROLD L. NICHOLS and wife, SUZANNE H. NICHOLS, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

TRACT 4:
Land in the 31st Councilmanic District of Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated January 21, 1988, and known as Job No. 880666 more particularly described as follows:

0287 06/01 0101 03CHECK 79.30

Beginning at an iron pin set on the southerly margin of Burkett Road, said point of beginning being the Northwest corner of the herein described tract and also being the Northeast corner of the Forest P. Cook property of record in Book 6372, Page 340, Register's Office of Davidson County, Tennessee; thence with the southerly margin of said Burkett Road South 87 degrees 48' 40" East 66.19 feet to an iron pin; thence continuing with same South 86 degrees 48' 51" East 129.40 feet to an iron pin; thence leaving the margin of said Burkett Road South 04 degrees 35' 14" West 1118.56 feet to an iron pin; thence North 85 degrees 24' 46" West 199.50 feet to an iron pin in the line of the Gary Davis property of record in Book 5850, Page 655, Register's Office of Davidson County, Tennessee; thence with Davis line North 05 degrees 52' 27" East 178.33 feet to an iron pin; thence leaving Davis line and with the line of the said Forest P. Cook property North 04 degrees 35' 14" East 934.34 feet to the point of beginning, containing 5.02 acres, more or less.

Being part of the same property conveyed to Benjamin F. Hill, Jr. and wife, Martha P. Hill, by deed from Tom G. Coleman, Jr., Trustee with full power to sell, mortgage, convey or otherwise encumber without the joinder of any beneficiary, of record in Book 6107, Page 987, Register's Office of Davidson County, Tennessee.

This property is conveyed subject to all applicable local government planning, building and zoning regulations.

This is un-improved property.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said HAROLD L. NICHOLS and wife, SUZANNE H. NICHOLS, their heirs and assigns, forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is unencumbered.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

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 on this 26th day of May, 1988.

Benjamin F. Hill Jr. Martha P. Hill

BENJAMIN F. HILL, JR. MARTHA P. HILL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $26,000.00.

Harold L Nichols
AFFIANT

Sworn to and subscribed before me this 26th day of May, 1988.

Carolyn Sizemore
NOTARY PUBLIC

My commission expires: 9-11-88.

CAROLYN SIZEMORE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Benjamin F. Hill, Jr. and wife, Martha P. Hill, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 26th day of May, 1988.

Carolyn Sizemore
NOTARY PUBLIC

My commission expires: 9-11-88.

CAROLYN SIZEMORE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Prepared By:
David Coleman, Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St.
Brentwood, TN 37027

35592

IDENTIFICATION REFERENCE

JUN 1 2 06 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7559 PAGE 202

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 26000.00
CON TX 72.80
PRFEE 0.50
WDEED 6.00
TOTAL 79.30
~~CHECK 79.30~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
06/01/88 01 14:08 0001 0287

35592

IDENTIFICATION REFERENCE

JUN 1 2 06 PM '88
FELIX Z. WILSON-TT REGISTER
DAVIDSON COUNTY, TN

No. 97196