STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

68,995.00 Pat L Sellers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June 19 88

Leon Sharber
Notary Public

MY COMMISSION EXPIRES: 2-27-89

LEON SHARBER NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, 1161 MURFREESBORO ROAD, #505, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pat L. Sellers (NAME)	Provident Mortgage Corporation (NAME)	MAP 103-08
125 43rd Avenue, North (STREET ADDRESS OR ROUTE NUMBER)	325 Plus Park Boulevard, #205 (STREET ADDRESS)	PARCEL 78
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	25W 08670

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, David Wayne Nickens and wife, Debra Lynn Nickens

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Pat L. Sellers and wife, Kathy P. Sellers

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:

Land in Davidson County, Tennessee, being lot No. 10 on the map of C.H. Tritschler's Subdivision of Lots 347 and 348 and part of 349, West Lawn Subdivision, as of record in Book 843, page 51, Register's Office for Davidson County, Tennessee.

Beginning at a metal pin, 290.00 feet from the margin of West Lawn Drive, South 83 degrees, 44' West, to an iron pin, South 85 degrees, 41' 46" West, 62.21 feet to an iron pin in the East line of 44th Avenue, North, thence North with said line 50 feet, thence East 175.00 feet, to a point in the West margin of 43rd Avenue, North, thence with said margin South 50 feet, to the point of beginning.

Being the same property conveyed to David Wayne Nickens and wife, Debra Lynn Nickens by deed of record in Book 4894, page 454, and Book 5945, page 931, Register's Office for Davidson County, Tennesse.

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

41341

IDENTIFICATION REFERENCE

JUN 17 12 35 PM '88

FELIX Z WILSON REGISTER DAVIDSON COUNTY, TN

6912 06/17 0101 03CHECK 199.70

This is (unimproved ( ) improved (X)) property, known as 125 43rd Avenue, North, (House Number) (Street) Nashville, TN 37209 (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 our hands this 15th day of June, 19 88

Debra Lynn Nickens
Debra Lynn Nickens

David Wayne Nickens
David Wayne Nickens

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 David Wayne Nickens and wife, Debra Lynn Nickens

the 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 Nashville, Tennessee, this 15th day of June 19 88

Commission expires 2-27-89

Notary Public

STATE OF TENNESSEE }

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 purposes 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 _____ on this the _____ day of _____, 19 ____.

My commission expires _____

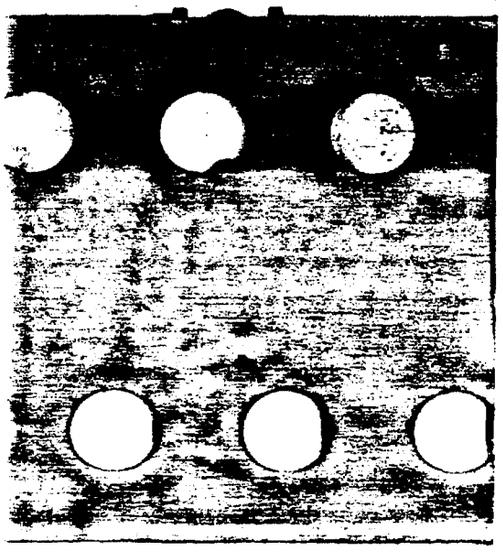
Notary Public

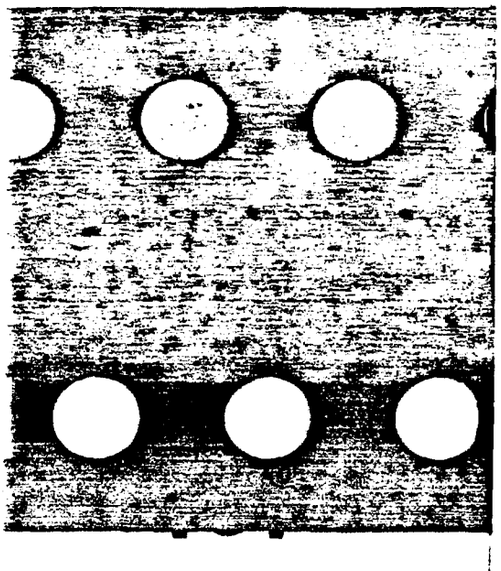
WARRANTY DEED

FROM
David Wayne Nickens
Debra Lynn Nickens

TO
Pat L. Sellers
Kathy P. Sellers

Return to:
LEON SHARBER, ATTORNEY
1161 MURFREESBORO ROAD, SUITE 505
NASHVILLE, TN 37217





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7576 PAGE 226

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 68995.00
				CON TX 193.20
				PRFEE 0.50
				WDEED 6.00
				TOTAL 199.70
				CHECK 199.70
06/17/88		01		12:37 0001 6912

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41341

IDENTIFI REFERENCE

JUN 17 12 35 PM '88

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 103725