File 1

BOOK 7589 PAGE 352

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,000.00

Donald Eugene Nicholson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 19 88

Notary Public

MY COMMISSION EXPIRES: October 9, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co.,, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Donald Eugene Nicholson (NAME)	FAMCO Mortgage Services Corporation (NAME)	162-03
4952 Algonquin Trail (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 18806 (STREET ADDRESS)	361.00
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Greensboro, NC 27419 (CITY) (STATE) (ZIP)	

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, William E. Bennett, Sr. and wife, Sandra Bennett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald Eugene Nicholson and wife, Michelle Seay Nicholson

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. 81, Haywood Hills, Section 5 of record in Book 4675, Page 143, Register's Office for said County, to which reference is made for a more complete description.
Together with an easement for ingress, egress and maintenance as described by instrument of record in Book 7589, Page 350, said Register's Office.
Being the same property conveyed to William E. Bennett, Sr. unmarried by deed from Marbut Glenn Gaston, Jr., Trustee, of record in Book 5258, Page 299, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Sandra Bennett joins in this conveyance for the sole purpose of conveying any marital rights she may have.

4579

IDENTIFICATION REFERENCE

JUL 1 1 46 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

3011 07/01 0101 03CHECK 234.20

This is (X) unimproved (X) improved property, known as 4952 Algonquin Trail, Antioch, TN 37013
(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 our hand s this 28th day of June, 19 88

William E. Bennett, Sr.

Sandra Bennett

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William E. Bennett, Sr. and wife, Sandra Bennett

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 Antioch, Tennessee, this 28th day of June, 19 88.

Notary Public

Commission Expires October 9, 1991

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

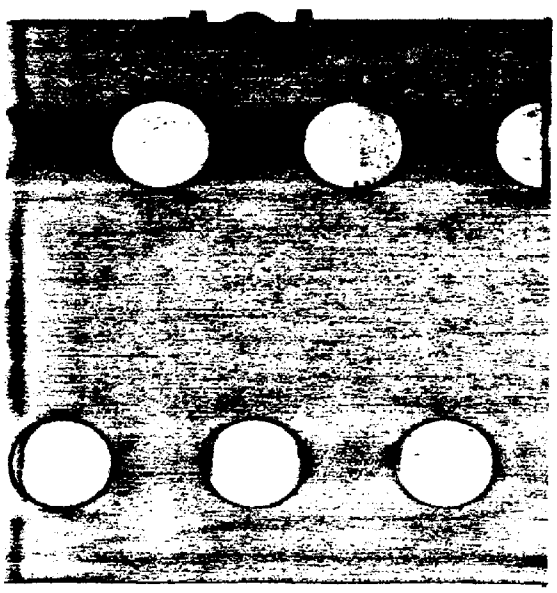
Commission Expires _____

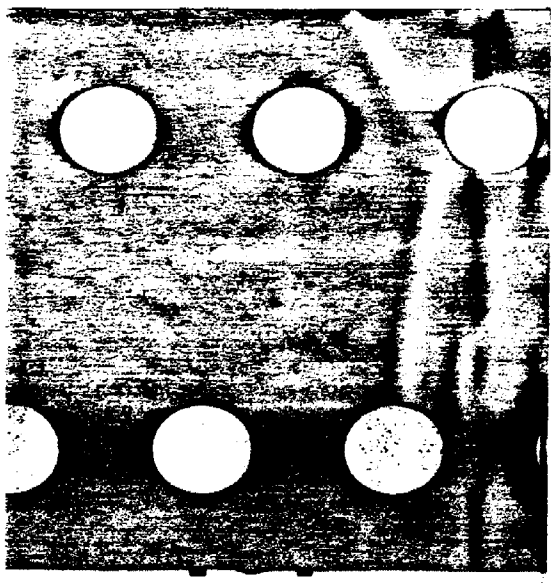
WARRANTY DEED

FROM
William E. Bennett, Sr. and wife, Sandra Bennett

TO
Donald Eugene Nicholson and wife, ~~Michelle Seay Nicholson~~

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697





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 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	69000.00
CON TX	227.70
PRFEE	0.50
WDEED	6.00
TOTAL	234.20
CHECK	234.20

07/01/88 01 13:46 0001 3011

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 5 7 5 9

IDENTIFICATION REFERENCE

JUL 1 1 46 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 108888