THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Michele A. Nichols
4311 Prescott Road
Nashville, TN 37204

MORTGAGEE:
Leader Federal Mortgage, Inc.
P.O. Box 275
Memphis, TN 38101-0275

MAP-PARCEL NUMBERS:
MAP 132-7
PARCEL 29
OH-00190

WARRANTY DEED BOOK 7614 PAGE 405

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

James A. Clough and wife, Melissa D. Ritter-Clough

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Michele A. Nichols, unmarried and Roy J. Nichols, as joint tenants with right of survivorship hereinafter called the Grantee, Grantee's 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. 22 on the plan of Southmeade of record in Book 1835, pages 118 and 119, Register's Office for said County.

SAID Lot No. 22 fronts 145.0 feet on the westerly margin of Prescott Road and extends back 282.2 feet on the northerly line and 335.2 feet on the southerly line to a dead line in the rear, measuring 154.9 feet thereon.

Being the same property conveyed to James A. Clough, unmarried and Melissa D. Ritter, unmarried by deed from Jack S. Johnson and wife, Loretta S. Johnson of record in Book 6331, page 13, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 2044, page 31 and amended in Book 2046, page 541, said Register's Office, and to the matters set forth in the above referenced plan of record.

54427

IDENTIFICATION REFERENCE

AUG 1 11 28 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 4311 Prescott Road, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 29th day of July, 1988.

Melissa D. Ritter-Clough
Melissa D. Ritter-Clough

James A. Clough
James A. Clough

STATE OF TENNESSEE
COUNTY OF Davidson

On this 29th day of July, 1988, before me personally appeared James A. Clough and wife, Melissa D. Ritter-Clough, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Oct 9, 1991

Notary Public

COUNTY OF _____

Before me, the undersigned, of 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 110,000.00.

Michele A Nichols
Affiant

Subscribed and sworn to before me, this the 29th day of July, 1988.

Christy Wilkins Ivey
Notary Public

My Commission Expires: Oct 9, 1991

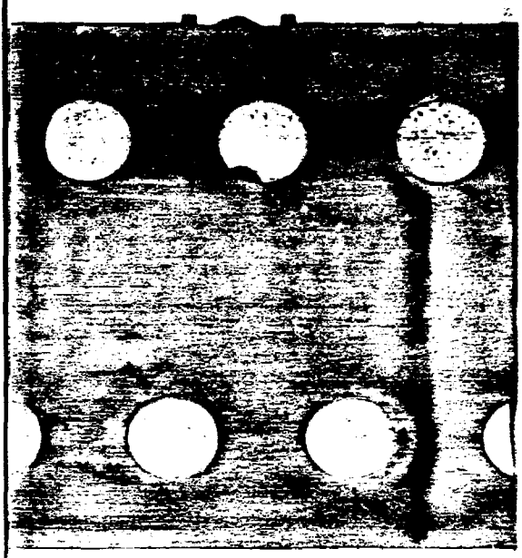
WARRANTY DEED

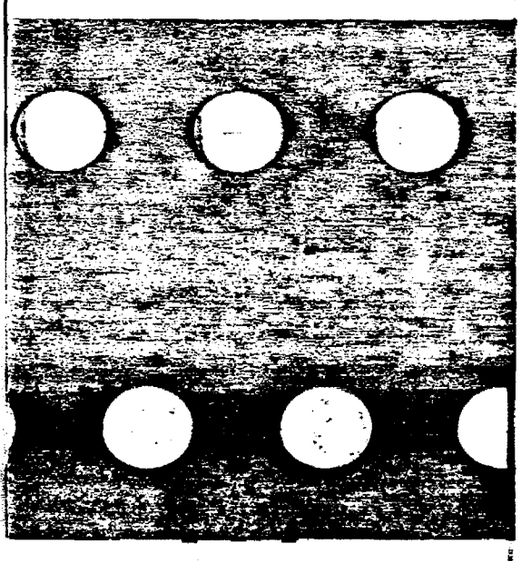
from:
James A. Clough and wife, Melissa D. Ritter-Clough

to:
Michele A. Nichols, unmarried and Roy J. Nichols

2141 08/01 0101 CHECK 369.50

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7614 PAGE 407

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

	110000.00
CON TX	363.00
PRFEE	0.50
MTGFEE	6.00
TOTAL	369.50
CHECK	369.50

08/01/88 01 11:22 0001 2141

54427

IDENTIFICATION REFERENCE

AUG 1 11 18 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 118749