THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Kenneth R. Pence
900 Tower Place
Nashville, TN 37204

MORTGAGEE:
Biltmore Mortgage Company

8601 Six Forks Road
Raleigh, NC 27615

MAP-PARCEL NUMBERS:
MAP 132-5
PARCEL 23
16DA-16713

6507 10/13 0101 03CHECK 422.30

BOOK 7676 PAGE 711 **WARRANTY DEED**

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, William Thomas Nicholson and wife, Georgia Ellene Dodson Nicholson hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Kenneth R. Pence and wife, Meredith DeVault 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. 10 on the plan of Section No. 2, Glendale Park, of record in Book 1130, page 61, Register's Office for said County.

SAID Lot No. 10, which is a corner lot, fronts 94.2 feet on the northerly margin of Tower Place and fronts 149.8 feet on the westerly margin of Parks Avenue, said frontages being joined by a curve having a length of 36.3 feet, and extends back 172.5 feet on the westerly line and 123.7 feet on the northerly line, to a point of intersection.

BEING the same property conveyed to William Thomas Nicholson and wife, Georgia Ellene Dodson Nicholson by Quitclaim Deed from William Thomas Nicholson of record in Book 5078, page 235, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

Together with a Grant of Easement of record in Book _____, page _____, said Register's Office.

This is (~~un~~)improved property, known as 900 Tower Place, 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 10th day of October, 1988.

Georgia Ellene Dodson Nicholson
Georgia Ellene Dodson Nicholson

William Thomas Nicholson
William Thomas Nicholson

STATE OF TENNESSEE
COUNTY OF Davidson

On this 10th day of October, 1988, before me personally appeared William Thomas Nicholson and wife, Georgia Ellene Dodson Nicholson, 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 they executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7676 PAGE 712

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___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 126,000.00.

Meredith DeVault
Affiant

Subscribed and sworn to before me, this the 10th day of October, 1988.

My Commission Expires: 10-24-88

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

88 OCT 13 AM 11 49

RECEIVED FOR RECORD AND RECORDED IN OFFICIAL RECORDS

TENNESSEE

75794

WARRANTY DEED

from:
William Thomas Nicholson and wife,
Georgia Ellene Dodson Nicholson

to:
Kenneth R. Pence and wife, Meredith DeVault

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 7676 PAGE 713

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
126000.00
CON TX 415.80
PRFEE 0.50
WDEED 6.00
TOTAL 422.30
CHECK 422.30

10/13/98 01 11:17 0001 6507

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7579

OCT 13 11 13 AM '98

No. 143307