WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 7784 PAGE 628

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nickolas D. Verban, Jr. (NAME)	NEW OWNER (NAME)	Map 158-4-A
528 Bonerwood Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 48 co
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. FH 26000

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, REYNOLDS & HERRON CONSTRUCTION, INC., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO M. MICHAEL NIXON and NICKOLAS D. VERBAN, JR., both unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 35 on the Plan of Revised Section Two Otter Wood, as of record in Plat Book 6900, pages 598-602, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Reynolds & Herron Construction, Inc. by deed from Otter Wood, Ltd., a Tennessee Limited Partnership, of record in Book 7592, page 123, said Register's Office.

This conveyance is made subject to: (1) 1989 Taxes, which have been prorated and assumed by the Grantee; (2) Covenants, Conditions and Restrictions of record in Book 7260, page 483; (3) Charter of record in Book 7292, page 315; and (4) All matters appearing on the Plan of record in Plat Book 6900, pages 598-602, said Register's Office.

13209

IDENTIFICATION

MAR 3 8 20 AM '89

FILED & WILSON T. [illegible]
DAVIDSON CO. TENN.

1949 03/03 0101 03CHECK 334.85

unimproved (XX)
This is improved ( ) property, known as Lot 35, Otter Wood, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 27th day of February, 1989

REYNOLDS & HERRON CONSTRUCTION, INC.
By: Calvin J. Reynolds
CALVIN J. REYNOLDS
Chairman

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CALVIN J. REYNOLDS

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chairman of REYNOLDS & HERRON CONSTRUCTION, INC. the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this 27th day of February, 19 89

My commission expires 1/23/93 Notary Public _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February, 1989.

MY COMMISSION EXPIRES: 1/23/93 (AFFIX SEAL)

Notary Public

WARRANTY DEED

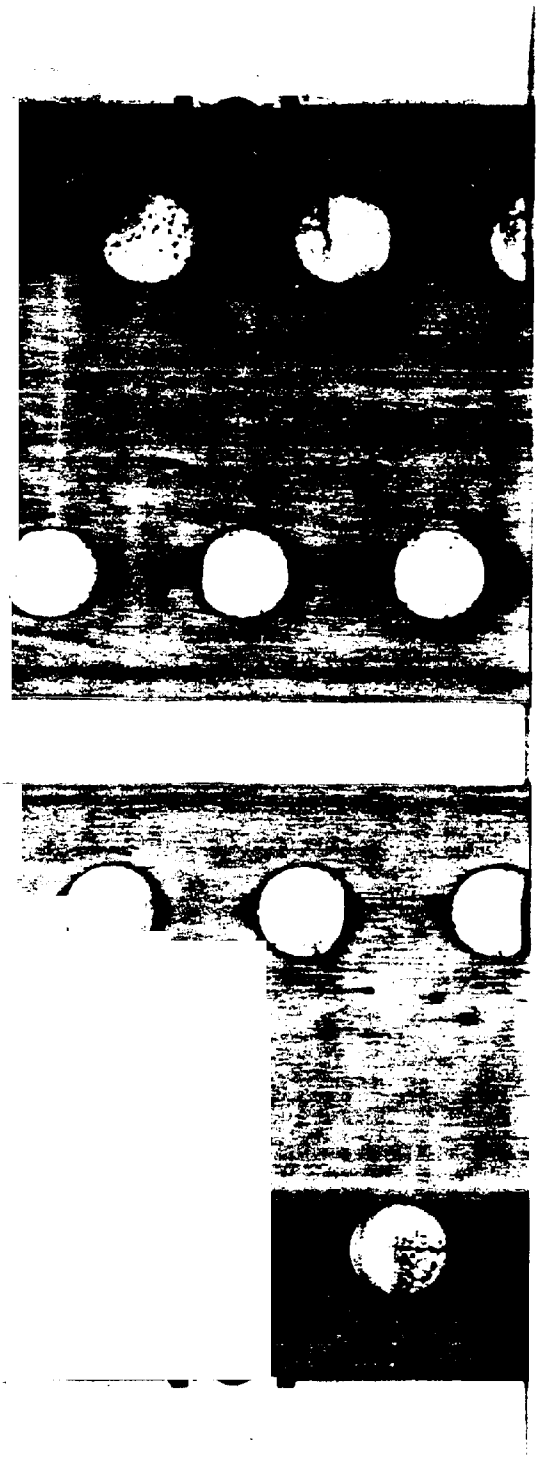
FROM

REYNOLDS & HERRON CONSTRUCTION, INC., a Tennessee corporation

TO

M. MICHAEL NIXON and NI AS D. VERRAN, JR., both unmarried

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7784 PAGE 630

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	99500.00
CON TX	328.35
PRFEE	0.50
WDEED	6.00
TOTAL	334.85
CHECK	334.85

03/03/89 01 08:29 0001 1949

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13209

IDENTIFICATION REFERENCE

MAR 3 8 28 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 186530