FORM NO. WD-1

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STATE OF TENNESSEE
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,290.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF March, 1989.

Notary Public

MY COMMISSION EXPIRES: 3-23-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Leonard Melton (NAME) 108 Main St. Ashland City, TN 37015 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Felix Nicholson (NAME)	Same (NAME)	Map 127-00-0
7949 Charlotte Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 75.00
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	(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, Leonard Melton and Malcolm D. Gunter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Felix Nicholson and wife, Betty Lynn 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 the 9th, formerly the 14th, Civil District of Davidson County, Tennessee, described according to a survey made by Blanchard and Parrish, Engineers, September 16, 1939, as follows:

BEGINNING on the southeasterly margin of the New Charlotte Pike at the northwest corner of the Rauschenberger property; thence with the said pike, south 56° 40' west 209 feet; thence south 45° 30' east 418 feet; thence north 56° 40' east 209 feet to the westerly line of the said Rauschenberger property; thence with said line, north 45° 30' west 418 feet to the beginning.

And being the same property conveyed to Leonard Melton and Malcolm D. Gunter from James M. Baker, a single man, of record in Book 4264, page 694, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to an easement for an electric power line granted Tennessee Electric Power Company by W. H. McCall, by instrument of record in Book 751, page 389, said register's office, and to an easement for the purpose of obtaining water from the spring located on land of the vendors, together with right to enter for the purpose of making repairs on pipe lines, this being a covenant running with the land conveyed, as set out in the deed, of record in Book 1542, page 49, said register's office.

14656

IDENTIFICATION REFERENCE

Mar 8 9 31 AM '89

FEELD Z WILSON REGISTER DAVIDSON COUNTY TENN

RUSH

3571 03/08 0101 03CHECK 47.09

This is unimproved ( ) improved ( ) property, known as _____ (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 2 day of March, 1989

X Malcolm D Gunter

Leonard Melton

STATE OF TENNESSEE
Cheatham County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leonard Melton & Malcolm D. Gunter

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 Ashland City, Tennessee, this 2 day of March, 19 91.

Commission expires 3-23-91

Karen M. Roberts
Notary Public

STATE OF TENNESSEE
Cheatham County

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 _____

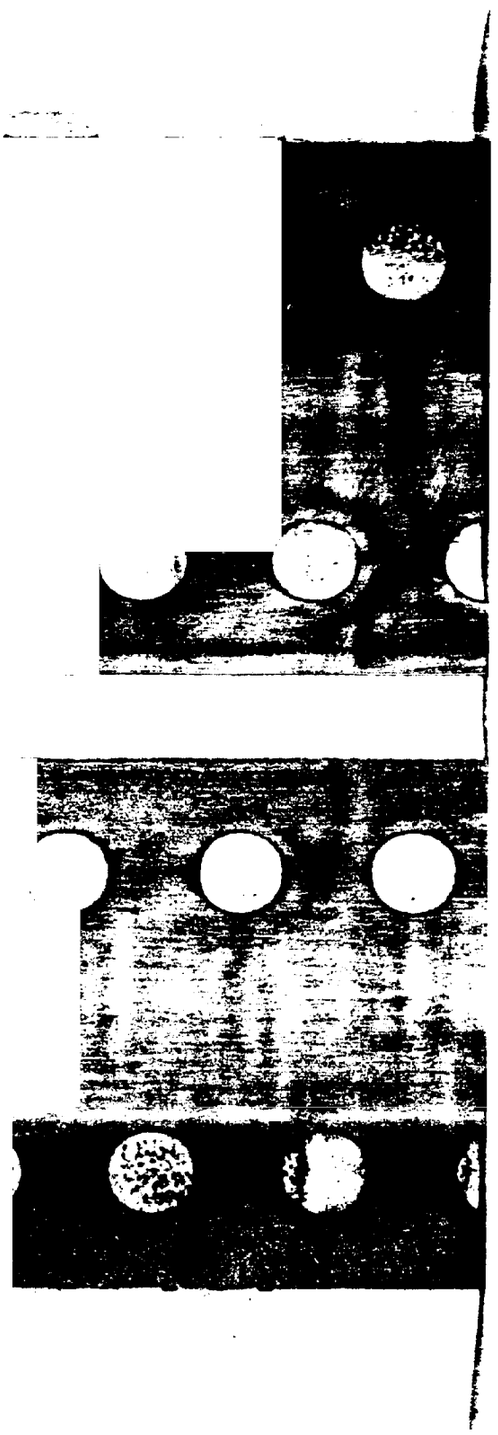
_____
Notary Public

WARRANTY DEED

FROM
Leonard Melton

TO
Felix Nicholson

Leonard Melton
REAL ESTATE BROKER
ASHLAND CITY, TENN.



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 12290.00
CON TX 40.59
PRFEE 0.50
WDEED 6.00
TOTAL 47.09
CHECK 47.09

03/08/89 01 09:33 0001 3571

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14656

IDENTIFICATION REFERENCE

MAR 8 9 31 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TENNESSEE

No. 188131