COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,500.00

Robert J. Deal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF July, 1989.

Larry L. Westbrook
Notary Public

MY COMMISSION EXPIRES: May 26, 1993

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook, Attorney P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H. Sherrod, Jr. (NAME)	SAME (NAME)	Map 116
102 Nichols Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Group 3E
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Parcel 2

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, Marcia E. Downs, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James H. Sherrod, Jr. and Robert J. Deal

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 Unit No. 2, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6087, page 444, Register's Office for Davidson County, Tennessee, as corrected by instrument of record in Book 6096, page 20, said Register's Office, together with the undivided percentage interest in common elements appurtenant to said Unit described in said Master Deed. Reference is hereby made to the plat of Nichols Court, of record in Book 5200, page 457, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Marcia E. Downs, unmarried, by deed from George R. Gajewski and wife, Lucille H. Gajewski of record in Book 7040, page 250, Register's Office for Davidson County, Tennessee.

47177

IDENTIFICATION

JUL 6 1 49 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENNESSEE

2686 07/06 0101 03CHECK 407.95

This is unimproved ( ) improved (XX) property, known as 102 Nichols Court, Nashville, TN 37205
(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 her hand this 20 day of April, 1989

Marcia E. Downs
Marcia E. Downs

~~Davidson County~~) ty of Fairfax BOOK 1 PAGE 1 3

Personally appeared before me, Alina R. Ichikawa, a Notary Public in and for said County and State, the within named Marcia E. Downs, unmarried

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Vienna, ~~Tennessee~~ Virginia, this 20th day of April 1989.

Commission expires 6-19-92

Alina R. Ichikawa
Notary Public

STATE OF TENNESSEE
Davidson 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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) 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

Marcia E. Downs, unmarried

TO

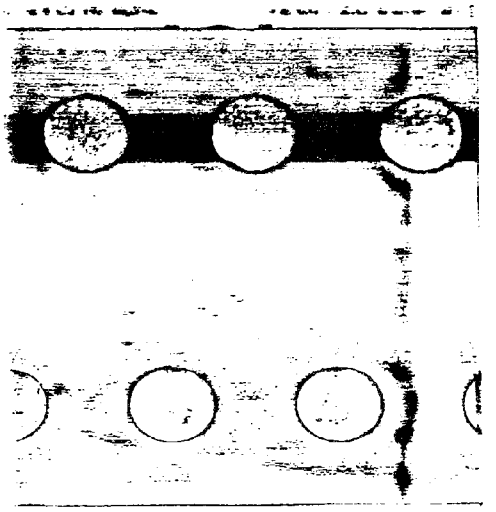
James H. Sherrod, Jr. and

Robert J. Deal

Compliments of
Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2290

OFFICIAL RECEIPT

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



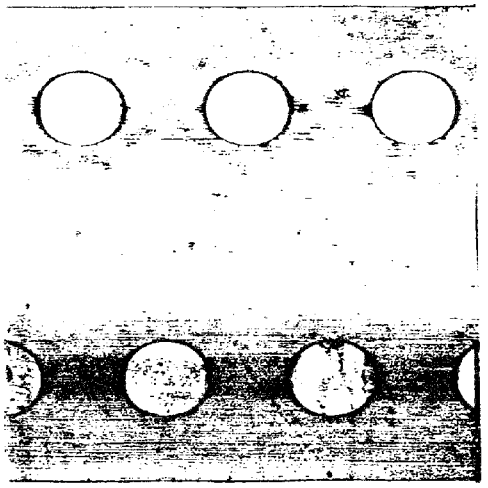
RECEIVED OF _____

FOR _____

BOOK 7882 PAGE 653

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 121500.00
				CON TX 400.95
				PRFEE 1.00
				WDEED 6.00
				TOTAL 407.95
				CHECK 407.95
07/06/89	01			13:52 0001 2686



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47177

IDENTIFICATION REFERENCE

JUL 6 1 49 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 226400