BOOK 7950 PAGE 269

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,000.00

Alice Pickney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF September 1989.

Notary Public

MY COMMISSION EXPIRES 2-3-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
101 Westpark Drive, Suite 350, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO /and Mortgagee is:	MAP-PARCEL NUMBERS
Alice Pickney (NAME)	Chemical Mortgage Company (NAME)	12W 17240
5205 Tennessee Avenue (STREET ADDRESS OR ROUTE NUMBER)	101 East Town Street (STREET ADDRESS)	091-07-0-125.00
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	Columbus, OH 43215 (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, Gary L. Nicholas and wife, Gaylon Nicholas

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alice Pickney

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, as follows: Being the west 15 feet of Lot No. 1104, all of Lot No. 1106, and the east 5 feet of Lot No. 1108, of Block No. 174, Plan No. 1, West Nashville, which is of record in Book 57, pages 74 and 75, Register's Office for said County.

Said Lot and parts of lots join and front together 45 feet on the south side of Tennessee Avenue and extend back southwardly between parallel lines 150 feet to an alley.

Being the same property conveyed to Gary L. Nicholas and wife, Elizabeth D. Nicholas by deed from Choi Sun Williams, now known as Choi Sun Kim and husband, Jungsoo Kim of record in Book 7300, page 417, said Register's Office. Elizabeth D. Nicholas having quitclaimed her interest to Gary L. Nicholas of record in Book 7850, page 150, said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust, of record in 7300, page 420, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

This instrument is executed on behalf of Gary L. Nicholas by David Hays as his Attorney-in-Fact pursuant to a Power of Attorney which is being placed of record with this instrument.

This instrument is executed on behalf of Gaylon Nicholas by Wanda Fults as her Attorney-in-Fact pursuant to a Power of Attorney which is being placed of record with this instrument.

**

This is unimproved ( ) improved (XX) property, known as 5205 Tennessee Avenue (House Number) (Street) Nashville, TN 37209 (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 12th day of September, 1989

Gary L. Nicholas

BY: Gary L. Nicholas by David Hays
David Hays, Attorney-in-Fact

Gaylon Nicholas

BY: Wanda Fults
Wanda Fults, Attorney-in-Fact

INDIVIDUAL ACKNOWLEDGEMENT

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State of Tenneesee

County of _____

Personally appeared before me, _____, a Notary Public of said county, _____

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

WITNESS my hand, at office, this _____ day of _____, 19____.

_____
NOTARY PUBLIC

My commission expires:

_____

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ 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 himself to be President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____, this _____ day of _____, 19____.

_____
NOTARY PUBLIC

My commission expires:

_____

9704 09/29/89 1101 03CHECK 162.00

7033

IDENTIFICATION REFERENCE

Sep 29 3 45 PM '89

DAVIDSON COUNTY, TN

PATRICIA SPICER CARDEN
Attorney at Law
101 Westpark Drive, Suite 350
Brentwood, Tennessee 37027

WARRANTY DEED

FROM

Gary L. Nicholas and wife,

Gaylon Nicholas

TO

Alice Pickney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Hays, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Gary L. Nicholas as his Attorney-in-Fact as the free act and deed of the within named Gary L. Nicholas. Witness my hand and seal, at office, this 12th day of September, 1989.

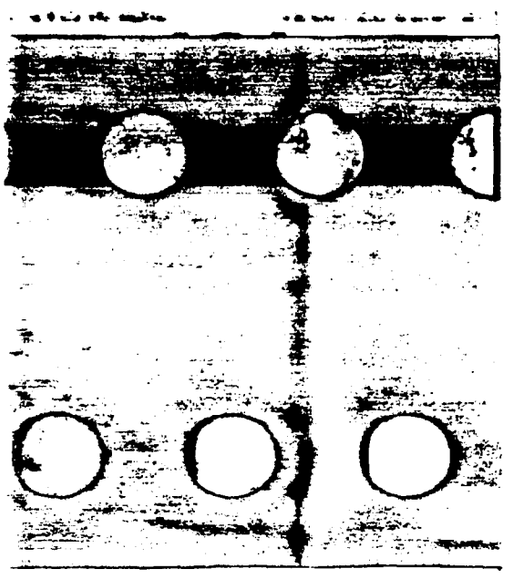
My Commission Expires: 7-13-91

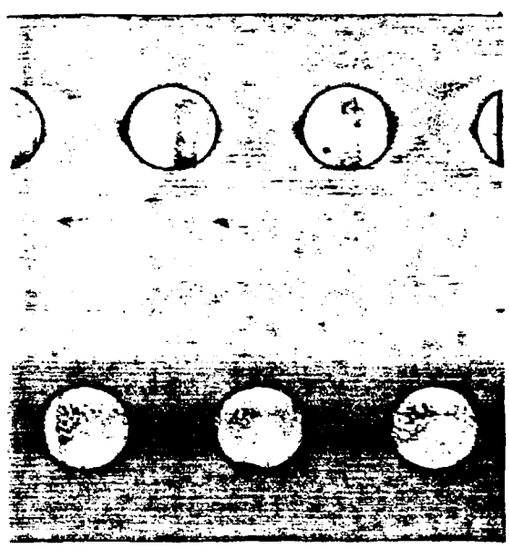
Patricia Spicer Carden
Notary Public

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wanda Fults, 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 on behalf of Gaylon Nicholas as her Attorney-in-Fact as the free act and deed of the within named Gaylon Nicholas. Witness my hand and seal, at office, this 12th day of September, 1989.

My commission expires: 7-13-91

Patricia Spicer Carden
Notary Public





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 47000.00
				CON TX 155.10
				PRFEE 1.00
				MISCD 6.00
				TOTAL 162.10
				CHECK 162.10
		09/29/89	01	15:46 0001 9706

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

70337

IDENTIFICATION REFERENCE

SEP 29 3 46 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 253636