IDENTIF. TREFERENCE

85280

Nov 29 11 30 AM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

Mail

THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
1100 L & C Tower
Post Office Box 3079
Nashville, Tennessee 37219

WARRANTY DEED BOOK 7993 PAGE 468

ADDRESS NEW OWNERS:	PARTY RESPONSIBLE FOR TAXES:	MAP/PARCEL #:
GENE R. NICHOLAS Post Office Box 473 Madison, TN 37115	SAME	Map 72-10 Parcel 127

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, MARY ALICE HUGHES, AN UNMARRIED WIDOW, has bargained and sold and by these presents does transfer and convey unto the said GENE R. NICHOLAS, his heirs and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 24 on the Plan of Dugger Bros.' Subdivision on the Rucker Lands, as of record in Book 1130, Page 20, Register's Office for said County.
>
> SAID Lot No. 24 fronts 60 feet on the westerly side of Bronte Avenue and runs back between lines 156.2 feet on the northerly line and 156.8 feet on the southerly line to a dead line on which it measures 60.4 feet.
>
> BEING the same property conveyed to Waddell Hughes and wife, Mary Alice Hughes by deed from Glynn L. Sadler and wife, Mary M. Sadler which deed is of record in Book 3858, Page 965, Register's Office for Davidson County, Tennessee. The said Waddell Hughes died on April 30, 1988 thereby vesting all interest in the surviving tenant by the entirety, Mary Alice Hughes.

This is improved real property known as 2827 Bronte Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said GENE R. NICHOLAS, his heirs and assigns forever.

I do covenant with the said GENE R. NICHOLAS, that I am lawfully seized and possessed of said land in fee simple and have good right to convey it and the same is unencumbered, except as set forth herein. This conveyance is made subject to the following matters:

> 1. 1989 Davidson County Property Taxes which are assumed by the Grantee.
>
> 2. Matters set forth on the Plan of Dugger Bros.' Subdivision on the Rucker Lands of record in Book 1130, Page 20, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants and Easements of record in the Register's Office of Davidson County, Tennessee.

Except as set forth herein, I further covenant and bind myself, my heirs and assigns to warrant and forever defend the title to said land to the said GENE R. NICHOLAS, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 28 day of Nov, 89, 1989.

Mary Alice Hughes
MARY ALICE HUGHES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

8222 11/29 0101 03CHECK 46.60

Personally appeared before me, Barry R. Wilkins, a Notary Public in and for the County and State aforesaid, the within named MARY ALICE HUGHES, 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 Nashville, Tennessee, this 28 day of Nov., 1989.

Barry R. Wilkins
Notary Public

My Commission Expires: 3/4/91

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $12,000.00.

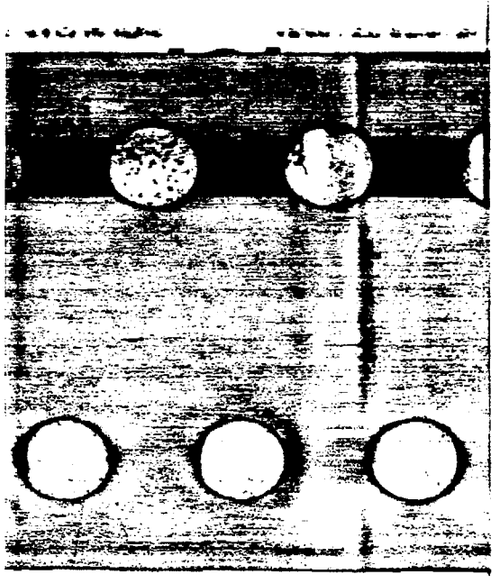
Gene R. Nicholas
GENE R. NICHOLAS

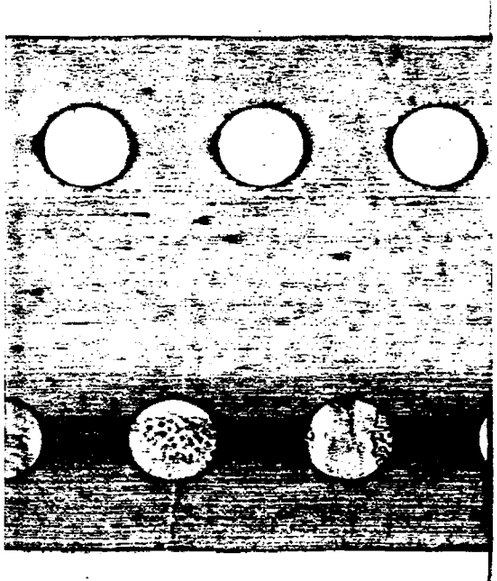
Subscribed and sworn to before me this 28th day of Nov., 1989.

Barry R. Wilkins
Notary Public

My Commission Expires: 3/4/91

0565LRW112289





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7993 PAGE 470

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 12000.00
CON TX 39.60
PRFEE 1.00
WDEED 6.00
TOTAL 46.60
CHECK 46.60

11/29/89 01 11:29 0001 8272

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8528.0

IDENTIF. TREFERENCE

NOV 29 11 30 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 271059