WARRANTY DEED BOOK 8033 PAGE 179

FROM: HELEN MARIE SPROUSE and DAPHINE SPROUSE, HEIRS-AT-LAW OF NANCY J. SPROUSE, Deceased

TO: GEORGE TOM NICHOLSON and wife, CONNIE T. NICHOLSON

Address New Owner As Follows: Send Tax Bills: Map-Parcel Nos.

George Tom Nicholson, et ux.
419 Gallatin Road
Nashville, TN 37206

George Tom Nicholson, et ux.
419 Gallatin Rd.
Nashville TN 37206

Map 83-5
Par 229

This Instrument Prepared by: MORRIS LEVINE (3494)
Attorney at Law
1119 Stahlman Bldg.
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

George T. Nicholson
AFFIANT

Sworn to and subscribed before me, this 26th of January, 1990.

Notary Public

My commission expires: Jan 23 1993

FOR AND IN CONSIDERATION of the sum of Eighty-Five Thousand & 00/100 ($85,000.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged,

We, HELEN MARIE SPROUSE and DAPHINE SPROUSE, have bargained and sold, and by these presents do transfer and convey unto the said

GEORGE TOM NICHOLSON and wife, CONNIE T. NICHOLSON, and their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows; to-wit:

BEING Lots Nos. 14, 15, 16, 17, and 18 of Block "A" of the Wakefield-Smith Company's Subdivision, as of record in Book 843, page 19, Register's Office for Davidson County, Tennessee.

SAID Lots Nos. 14, 15, 16 and 17 front 20 feet each, on the easterly side of Gallatin Avenue, as widened, and run back between parallel lines, 120 feet, to an alley.

SAID Lot No. 18 fronts 20 feet, 6 inches, on the easterly side of Gallatin Avenue, as widened, and runs back between parallel lines with the southerly margin of Calvin Avenue, 120 feet, to an alley.

BEING part of the same property conveyed to H. C. Sprouse and wife, Nancy J. Sprouse, by deed from H. G. Hill Realty Company, a Tennessee corporation, of record in Book 3309, page 212, Register's Office for Davidson County, Tennessee. The said H. C. Sprouse having since died, vesting title in Nancy J. Sprouse as surviving tenant by the entirety and by Last Will and Testament of the said H. C. Sprouse, of record in Book 4515, page 608, Register's Office for Davidson County, Tennessee. The said Nancy J. Sprouse having since died testate, said will of record in Book 169, page 413, Probate Court of Davidson County, Tennessee, in which the above described property was devised to Helen Marie Sprouse and Daphine Sprouse.
This is unimproved property, known as: 419 Gallatin Road, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GEORGE TOM NICHOLSON and wife, CONNIE T. NICHOLSON,

and their heirs and assigns, forever. BOOK 8033 PAGE 180

And we, HELEN MARIE SPROUSE and DAPHINE SPROUSE, do covenant with the said GEORGE TOM NICHOLSON and wife, CONNIE T. NICHOLSON, 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.

And we, HELEN MARIE SPROUSE and DAPHINE SPROUSE, do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said GEORGE TOM NICHOLSON and wife, CONNIE T. NICHOLSON, and their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 22nd day of January, 1990.

Helen Marie Sprouse

Daphine Sprouse

[illegible] 01/26 0101 03CHECK 287.50

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 HELEN MARIE SPROUSE and DAPHINE SPROUSE, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), who executed that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of January, 1990.

Notary Public

CHARLES M. [illegible] NOTARY PUBLIC DAVIDSON

My Commission Expires: Jan 23, 1993.

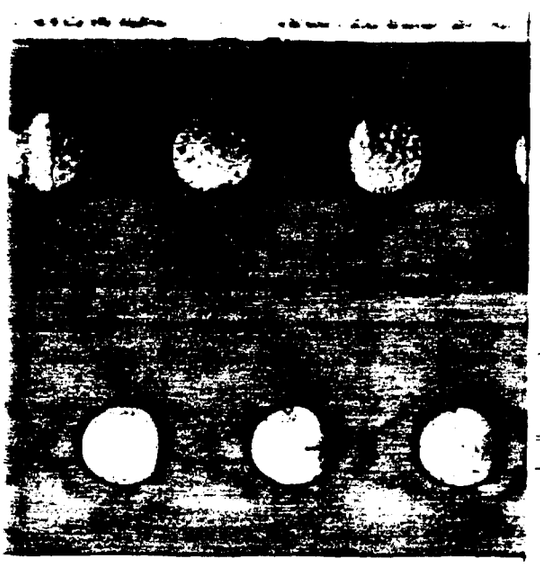
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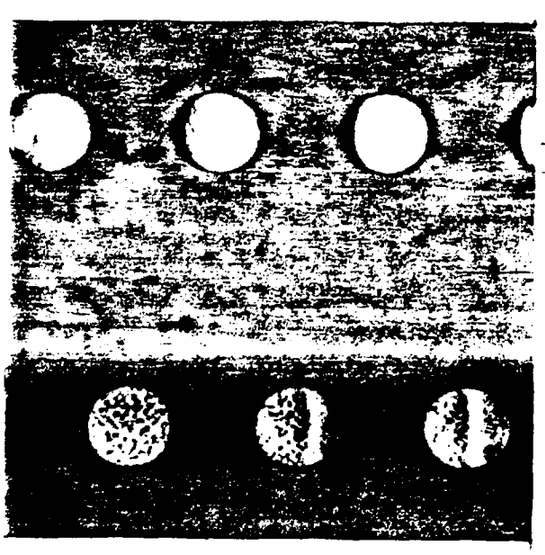
IDENTIF. REFERENCE

Jan 26 12 19 PM '90

MAIL TAX

81:039





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

RECEIVED OF _____

FOR _____

BOOK 8033 PAGE 181

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 85000.00
CON TX 280.50
PRFEE 1.00
WDEED 6.00
TOTAL 287.50
CHECK 287.50

01/26/90 01 12:16 0001 6594

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99303

IDENTIF. TREFERENCE

JAN 26 12 19 PM '90

DAVIDSON COUNTY TN.

No. 287163