FORM NO. WD-1

BOOK 8063 PAGE 52

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF March 1990

Notary Public

MY COMMISSION EXPIRES: 11-24-90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hank Staley (NAME)	Same (NAME)	Map 86-07
1304 Presidential Trace (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 140
Hermitage, TN. 37076 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	Field Book # 04D91374

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 R. MATTHEW NICKS AND WIFE, BARBARA S. NICKS

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

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 Lot No. 291 on the Plan of Jackson's Retreat, Section 5-A, recorded in Book 6250, Page 309, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to R. Matthew Nicks and wife, Barbara S. Nicks by deed from Randall Phillips Builders, Inc. recorded in Book 6601, Page 525, Register's Office for Davidson County, Tennessee.

10190

IDENTIF. TREFERENCE

Mar 13 6 22 AM 90

DAVIDSON COUNTY

1726 03/13 0101 03CHECK 287.50

This is unimproved ( ) improved ( ) property, known as 1304 Presidential Trace - Hermitage, Tennessee 37076
(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 ~~their~~ hand s this 6th day of March, 19 90

R. MATTHEW NICKS

BARBARA S. NICKS

BOOK 8063 PAGE 53

STATE OF TENNESSEE
Davidson County

Personally appeared before me, The Undersigned, a Notary Public in and for said County and State, the within named R. MATTHEW NICKS AND WIFE, BARBARA S. NICKS

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

Witness my hand and official seal at Nashville, Tennessee, this 6th day of March, 19 90.

Rita L. Lane Notary Public

Commission Expires 11-24-90

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

R. MATTHEW NICKS

BARBARA S. NICKS

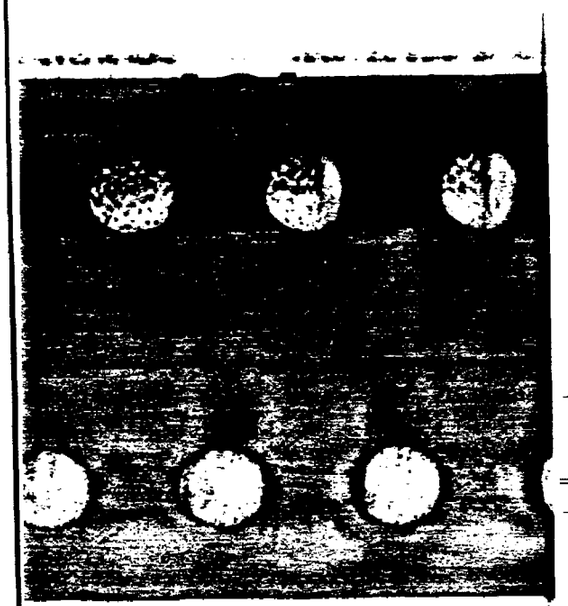
TO

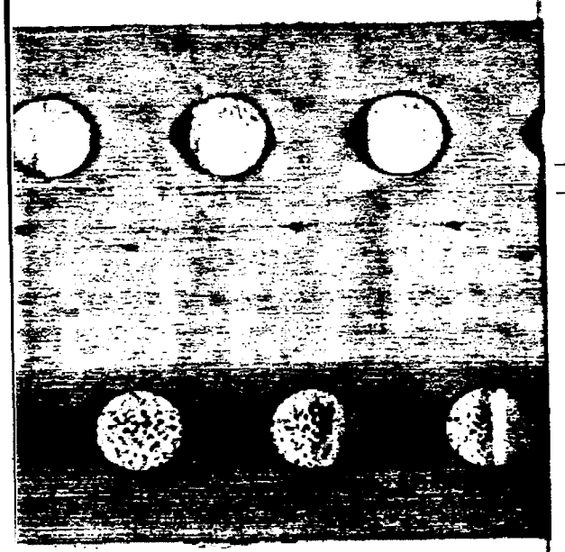
HANK STALEY

PLEASE RETURN TO:

LAW OFFICES
HALE & HALE
312 FIRST TENNESSEE BANK BUILDING
FRANKLIN, TENNESSEE 37064
DOUGLAS S. HALE
(615) 794-1312

ATTN: SUSIE THANKS!





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

RECEIVED OF _____

FOR _____

BOOK 8063 PAGE 54

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/BANK	287.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID 03/13/90 01 08:21 0001 1726

IDENTIF. REFERENCE
MAR 13 8 23 AM '90
DAVIDSON COUNTY TN.

No. 300201