THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00261367
BOX 35

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ann N. James (NAME)	First Tennessee Bank, N.A. (NAME)	MAP 116-3E
101 Nichols Court (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1000, Dept. 47 (STREET ADDRESS)	PARCEL 1CO
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Memphis, TN 38148 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------$10.00---------- *Dollars,*

Cash in hand paid by Ann N. James and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

BOOK 8073 PAGE 838

John Fry Speed, unmarried,

have this day bargained and sold, and do hereby transfer and convey unto the said Ann N. James, unmarried,

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit 1, together with the appurtenant interest in the common elements of Nichols Court Condominiums, a horizontal property regime established by Master Deed of record in Book 6087, page 444, as amended in Book 6096, page 70, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed and being located upon Lot No. 2 on the Revised Plan of Nichols Court, of record in Plat Book 5200, page 496, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Fry Speed, unmarried, by deed from Ralph M. Killebrew and Lois Killebrew, husband and wife, of record in Book 7229, page 254, Register's Office of Davidson County, Tennessee.

John Fry Speed and John F. Speed being one and the same person. 6165 03/28 0101 03CHECK 429.07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 127,900.00

Subscribed and sworn to before me this the 23rd *day of* March, *19* 90

Affiant Ann N. James

My commission expires: 1-17-1994 *(Affix Seal)*

Notary Public Linda D. Jones

This is unimproved ( ) improved (X) property, known as 101 Nichols Court, Nashville, TN 37205
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 23rd *day of* March, *19* 90, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John Fry Speed

John Fry Speed

STATE OF ~~TENNESSEE~~ ARKANSAS
COUNTY OF ~~DAVIDSON~~ PULASKI

BOOK 8073 PAGE 839

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* John Fry Speed, unmarried,

*the within named bargainor*_____, *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 for the purposes therein contained.*

Witness my hand and official seal at Arkansas ~~Tennessee~~,
this ~~23rd~~ *day of* March, *19* ~~90~~

Karen S. Clayton *Notary Public*

Commission expires 5-1-94

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____*self to be* _____ *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* _____*self as* _____.

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

_____ *Notary Public*

Commission expires _____

13957

IDENTIF. TREFERENCE

MAR 28 8 37 AM '90

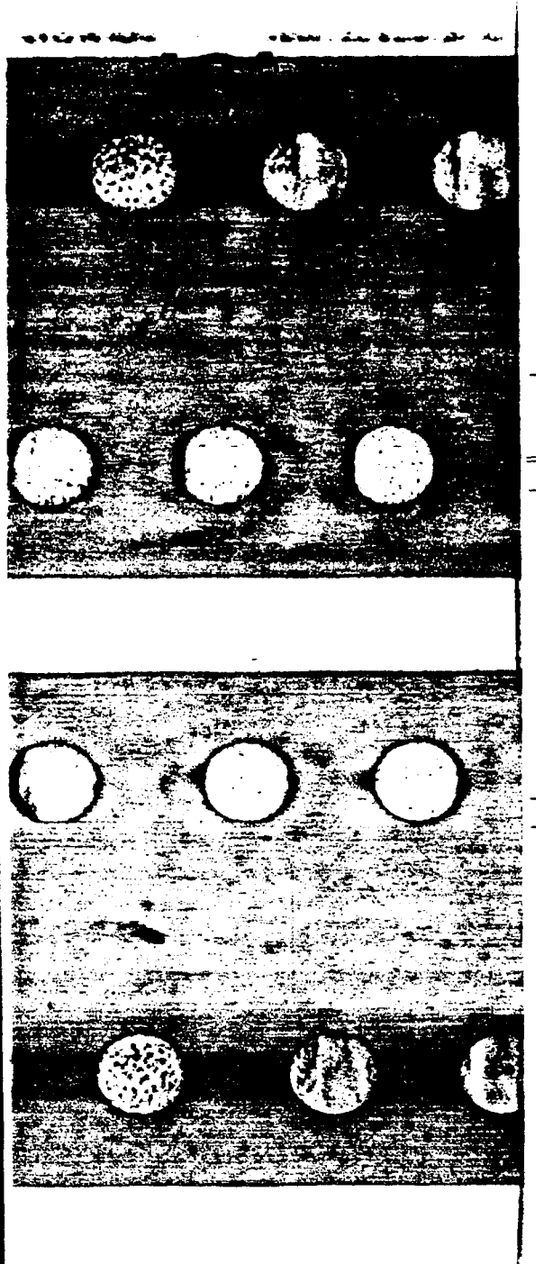
DAVIDSON COUNTY TN.

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238



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 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	
				127900.00
			CON TX	422.07
			PRFEE	1.00
			MDEED	6.00
			TOTAL	429.07
			CHECK	429.07
03/28/90		01	08:36 0001	6165

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

II 3957

IDENTIFICATION REFERENCE

MAR 28 8 37 AM '90

DAVIDSON COUNTY TN.

No. 304584