Bk 1

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March 19 90.

Notary Public

MY COMMISSION EXPIRES: 10-9-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Charles N. Nickels (NAME)	Commercial Federal Mortgage Corporation (NAME)	173-04-0-A
4968 Alexis Drive (STREET ADDRESS OR ROUTE NUMBER)	2120 South 72nd Street (STREET ADDRESS)	174.00CO
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Omaha NE 68124 (CITY) (STATE) (ZIP)	05DX 00192

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, Commercial Federal Mortgage Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles N. Nickels and wife, Audrey J. Nickels

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. 174 on the Plan of Oak Highlands Subdivision, Phase 1 of record in Plat Book 6900, Page 432, 433, 434, and 435, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Commercial Federal Mortgage Corporation by deed of record in Book 7939, Page 164, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

16682

IDENTIF. TREFERENCE

APR 5 12 12 PM '90

DAVIDSON COUNTY TN.

3572 04/05 10:01 03CHECK 345.25

This is unimproved ( ) improved (X) property, known as 4968 Alexis Drive, Antioch, TN 37013
(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 my hand this 29th day of March, 19 90

Commercial Federal Mortgage Corporation

By:

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, 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 purposes therein contained.

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

_____ Notary Public

Commission Expires _____

NEBRASKA
STATE OF ~~TENNESSEE~~
~~Davidson~~ County
DOUGLAS

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared Florence W. Newcomer

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ~~himself~~ herself to be the Senior Vice President _____ of the Commercial Federal Mortgage Corporation a corporation, and that she as such Senior Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ~~himself~~ herself as Senior Vice President.

Witness my hand and official seal at Omaha, Nebraska, this 26th day of March, 19 90

GENERAL NOTARY-State of Nebraska
LYNN M. FOX
My Comm. Exp. Jan. 20, 1994

_____ Notary Public

Commission Expires January 20, 1994

WARRANTY DEED

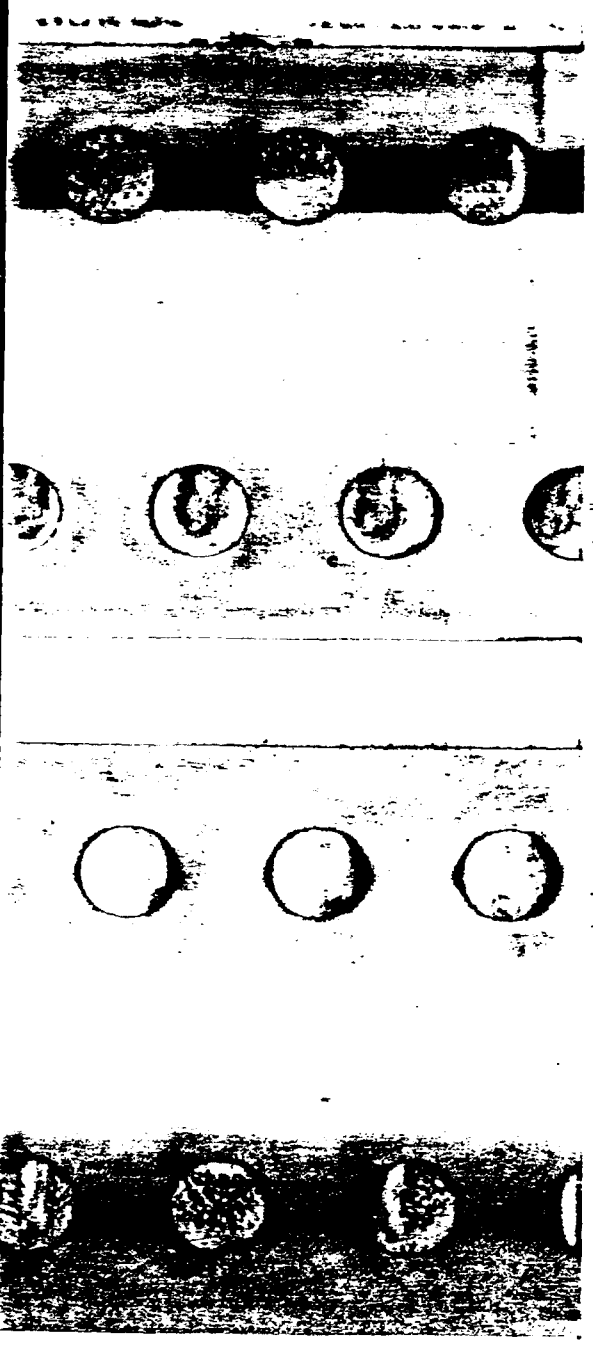
FROM

Commercial Federal Mortgage, Corporation

TO

Charles N. Nickels and wife, Audrey J. Nickels

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697



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
102500.00
CON TX 338.25
PRFEE 1.00
WDEED 6.00
TOTAL 345.25
CHECK 345.25
04/05/90 01 12:10 0001 8592

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11668.2
IDENTIFICATION REFERENCE
APR 5 12 12 PM '90
FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 307742