This instrument prepared by:
Ervin M. Entrekin
21st Floor, First American Center
Nashville, Tennessee 37238-0091

FILE BOX 57

BOOK 8086 PAGE 247

WARRANTY DEED

Address New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Janet N. Nichols 4803 Arden Drive Nashville, Tennessee 37211	SAME	Map 147-05 Parcel 69

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, ROBERT C. NICHOLS, JR. and wife PATSY K. NICHOLS do hereby transfer and convey unto JANET N. NICHOLS, unmarried, her heirs, representatives and assigns, all their right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Being Lot No. 133 on the Plan of Section I, Revised Caldwell Hall, of record in Book 2900, pages 57, 58 and 59, Register's Office for Davidson County, Tennessee. Said lot fronts 75 feet on the west side of Arden Drive and runs back 118 feet on the north line and 155.5 feet on the south line to a dead line in the rear which is a broken line on which it measures 125.5 feet.

Being the same real property conveyed to Robert C. Nichols, Jr. and wife, Patsy K. Nichols by deed of Thomas L. Huddleston and wife of record in Book 6230, page 461, Register's Office for Davidson County, Tennessee.

This is improved property know as 4803 Arden Drive, Nashville, Tennessee 37211

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said JANET N. NICHOLS, her heirs, representatives and assigns, forever.

AND Robert C. Nichols, Jr. and wife Patsy K. Nichols covenant with the said JANET N. NICHOLS, her heirs, representatives and assigns, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and that the same is unencumbered except for current taxes and easements and restrictions of record.

AND Robert C. Nichols, Jr. and wife Patsy K. Nichols further covenant and bind themselves, their heirs, representatives and assigns to warrant and forever defend the title to said land to the said JANET N. NICHOLS, her heirs, representatives and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 30th day of January, 1990.

Robert C. Nichols, Jr.
ROBERT C. NICHOLS, JR.

Patsy K. Nichols
PATSY K. NICHOLS

11 8 1 4 2

IDENTIF: TREFERENCE

APR 11 11 18 PM '90

DAVIDSON COUNTY TN.

0328 04/11 0101 03CHECK 234.70

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 ROBERT C. NICHOLS, JR. and wife PATSY K. NICHOLS, the bargainors, 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 30th day of January, 1990.

Patty J. Welch
NOTARY PUBLIC



MY COMMISSION EXPIRES: 1-23-94.

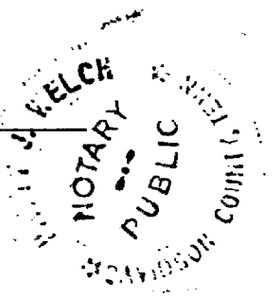
STATE OF TENNESSEE
COUNTY OF DAVIDSON

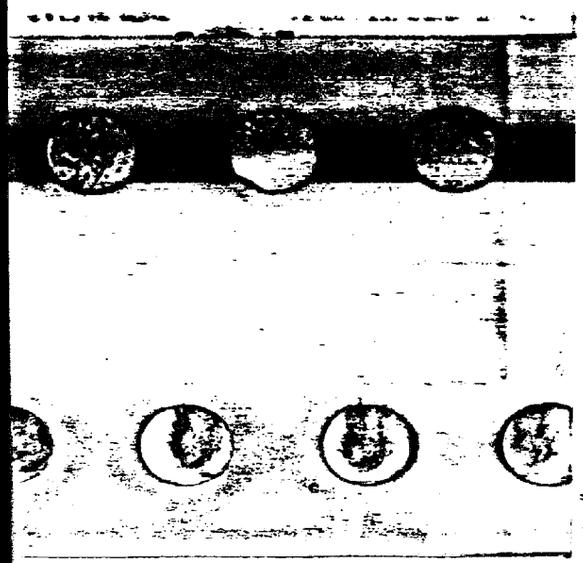
The actual consideration or value whichever is greater for this transfer is $69,000.00.

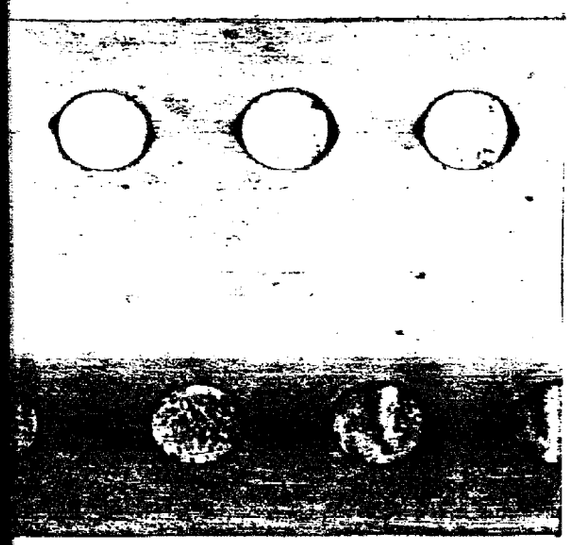
AFFIANT

Patty J. Welch
NOTARY PUBLIC

My Commission Expires: 1-23-94







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

RECEIVED OF _____

FOR _____

BOOK 8086 PAGE 249

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	69000.00
CON TX	227.70
PRFEE	1.00
WDEED	6.00
TOTAL	234.70
CHECK	234.70

04/11/90 01 11:18 0001 0328

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

118142

IDENTIFICATION REFERENCE

APR 11 11 18 PM '90

DAVIDSON COUNTY TN.

No. 309453