STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 1990

Notary Public

MY COMMISSION EXPIRES September 26, 1992
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris, Attorney, 761 Old Hickory Blvd. Suite 305, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy S. Nicks (NAME)	Cenlar Federal Savings Bank (NAME)	P/O MAP 14
3527 Binkley Road (ADDRESS)	P.O. Box 19077 (ADDRESS)	PARCEL 59
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Jacksonville, FL 32245-9077 (CITY) (STATE) (ZIP)	14D-27450

FOR AND 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, Bobby W. Burrough and wife, Janice P. Burrough

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roy S. Nicks

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 the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Ralph W.C. Lambert, Surveyor, dates April 30. 1961, as follows: BEGINNING in the southerly margin of Binkley Road, at a point being the northwest corner of D.L. Boyd, Sr., Deed Book 5683, page 21, Register's Office for Davidson County, Tennessee, and being the northeast corner of the within described tract. Thence, South 18 degrees 42 minutes 59 seconds West 374.83 feet to a point; thence South 11 degrees 08 minutes 23 seconds West 462.14 feet to a point on L. W. Hicks north line said point being the southeast corner of this tract. Thence, North 84 degrees 00 minutes 19 seconds West along the northerly line of said L.W. Hicks and H. Baldwin to a point being the southwest corner of this tract. Thence, North 7 degrees 26 minutes 00 seconds East 879.63 feet to a point being the northwest corner of this tract and the southwest corner of J.M. Clinard, Deed Book 2705, page 281, Register's Office for Davidson County, Tennessee. Thence South 83 degrees 34 minutes 34 seconds East 435.18 feet to a point in the south line of said J.M. Clinard. Thence South 82 degrees 45 minutes 00 seconds East 185.50 feet to a point in the south margin of Binkley Road. Thence South 73 degrees 16 minutes 27 seconds East 247.70 feet along the south margin of Binkley Road to the point of beginning containing 16.02 acres more or less according to survey by Mack Bennett Jr. registered land surveyor dated May 13, 1986.

Being the same property conveyed to Bobby W. Burrough and wife, Janice P. Burrough by deed from W.R. Freeman, Sr. and wife, Mary M. Freeman and Harold T. McCracken and wife, Helen V. McCracken and Harris W. McCracken and wife, Dorothy Jean McCracken of record in Book 6904, page 159 and re-recorded in Book 7520, page 607, Register's Office for Davidson County, Tennessee.

CONTINUED

This is unimproved ( ) improved (X) property, known as 3527 Binkley Road, Joelton, TN 37080
(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 our hand s this 30th day of April, 19 90

Bobby W. Burrough

Bobby W. Burrough

Janice P. Burrough

Janice P. Burrough

First Data Systems, Inc 1-800-626-5427

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8105 PAGE 818

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bobby W. Burrough and wife, Janice P. Burrough

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 Brentwood, Tennessee, this 30th day of April, 1990.

Commission expires September 26, 1992

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

CONTINUED

Grantees herein agree to assume an indebtedness evidenced by Deed of Trust of record in Book 7532, page 596, Register's Office for Davidson County, Tennessee, in the original principal amount of $ 126,500.00.

As part of the purchase price of the above described premises, the grantee hereby expressly assumes and agrees to pay an existing mortgage evidenced by one certain trust deed dated 4/27/88 and filed for record May 3, 1988, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 7532, page 596, and note of even date thereby secured, in the original principal amount of $126,500.00 payable to City Federal Savings Bank.

The grantee further herbey assumes the obligation of Bobby W. Burrough and wife, Janice P. Burrough under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

25126

IDENTIFICATION REFERENCE

MAY 9 11 24 AM '90

DAVIDSON COUNTY, TN

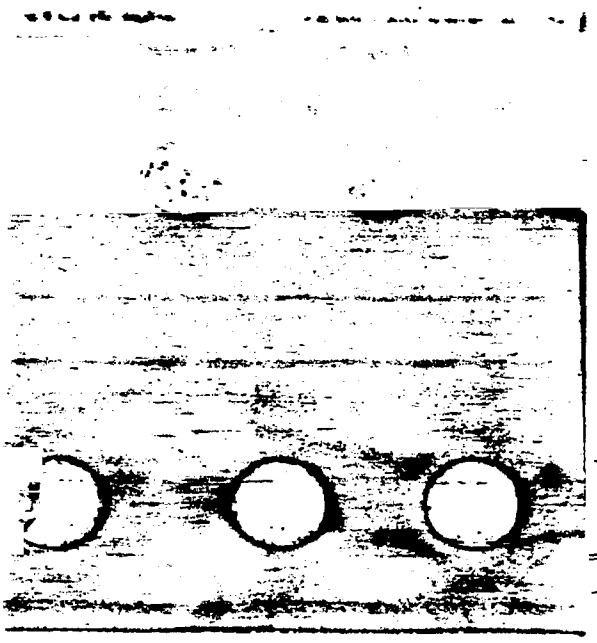
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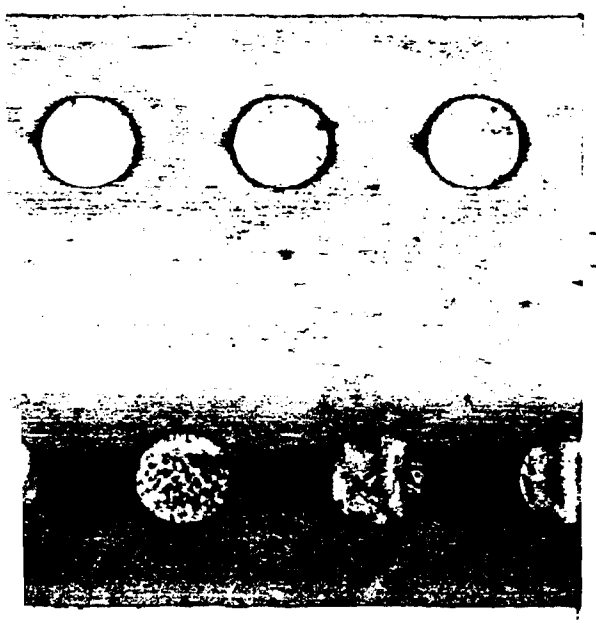
WARRANTY DEED

FROM Bobby W. Burrough and wife, Janice P. Burrough

TO Roy S. Nicks

RETURN TO: Linda S. Harris, Attorney
761 Old Hickory Blvd. Suite 305
Brentwood, TN 37027





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8105 PAGE 819

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	210000.00
			CON TX	693.00
			PRFEE	1.00
			WDEED	6.00
			TOTAL	700.00
05/09/90	01	11:30 0001	CHECK	700.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.5.12 6.

IDENTIFT REFERENCE

MAY 9 11 24 AM '90

DAVIDSON COUNTY, TN

No. 317693