FORM NO. WD-1

FILE BOX 9

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May 19 90

Notary Public

MY COMMISSION EXPIRES: 7-13-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dale H. Nichols, et ux (NAME)	Chemical Mortgage Company (NAME)	MAP 160-4
490 Oakley Drive (STREET ADDRESS OR ROUTE NUMBER)	101 East Town Street (STREET ADDRESS)	PARCEL 2
Nashville, TN 37220 (CITY) (STATE) (P. O. ZIP)	Columbus, Ohio 43215 (CITY) (STATE) (ZIP)	6DU-37100

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, Stephen F. Wanstall, single

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dale H. Nichols and wife, Brenda J. Nichols

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, Tenenssee, being Lot No. 174 on the plan of Brentwood Hall, Section VI, of record in Book 2331, page 20 Register's Office for said County.

Said Lot No. 174 fronts 112.0 feet on the northerly margin of Oakley Drive and extends back 187.4 feet on the easterly line and 195.0 feet on the westerly line to a dead line in the rear, measuring 112.3 feet thereon.

Being the same property conveyed to Stephn F. Wanstall and wife, Gail W. Wanstall by deed from Thomas W. Krekel and wife, Gloria J. Krekel of record in Book 6965, page 792, of the Register's Office for Davidson County, Tennessee. The said Stephen F. Wanstall and Gail M. Wanstall have since been divorced. The said Gail M. Wanstall conveyed her interest in said property to the said Stephen F. Wanstall by deed recorded in Book 7538, page 690, in said Register's Office.

This conveyance is made subject to (a) property taxes for 1990 for which Grantee will be responsible; (b) restrictive covenants of record in Book 2393, page 339, said Register's Office; (c) Sanitary Sewer and/or Storm Drainage Easement of record in Book 5609, page 67, said Register's Office; and (d) matters set forth on said plan.

The execution of this deed by Stephen F. Wanstall is effected by the signature of his attorney in fact, Roger D. Myers, pursuant to the Limited Power of Attorney recorded in said Register's Office immediately prior to the recording hereof.

*SEE REVERSE FOR ASSUMPTION-OF-LIABILITY CLAUSE

This is unimproved ( ) improved (X) property, known as 490 Oakley Drive, Nashville, TN 37220
(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 25th day of May, 19 90

Stephen F. Wanstall

Stephen F. Wanstall
BY: Roger D. Myers
Roger D. Myers
Attorney In Fact

STATE OF TENNESSEE
Davidson County

BOOK 8125 PAGE 255

Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Roger D. Myers to me known to be the person who executed the foregoing instrument in behalf of Stephen F. Wanstall, single, who acknowledged that he executed the same as the free act and deed of Stephen F. Wanstall.

~~the within named bargainor, with whom I am personally acquainted, and who acknowledged that they~~ ~~executed the within instrument for the purposes therein contained.~~ Witness my hand and official seal at Nashville, Tennessee, this 25th day of May 1990

Commission expires 7-13-91

John V. Adams
Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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

7753 06/06 0101 03CHECK 290.80

WARRANTY DEED

FROM

Stephen F. Wanstall

TO

Dale H. Nichols and wife,

Brenda J. Nichols

3.1636.

IDENTIFICATION REFERENCE

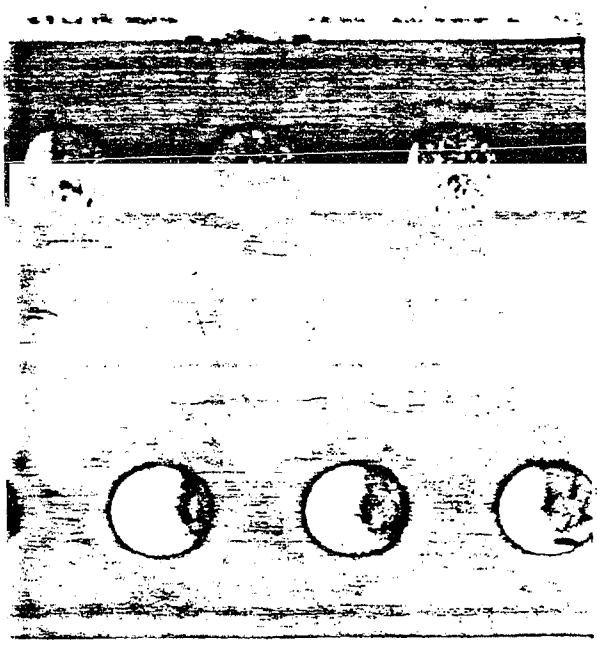
JUN 6 2 37 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

* ASSUMPTION-OF-LIABILITY CLAUSE

Except for a certain mortgage to Atlantic Coast Mortgage Company recorded in Volume 6965, page 796, of the Mortgage Records of Davidson County, Tennessee, the unpaid balance of which the Grantees hereby jointly and severally assume and agree to pay as part of the consideration herein; the Grantees also jointly and severally hereby assume the obligations of Stephen F. Wanstall and Gail M. under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. Said deed of trust was assigned by instrument recorded in Book 6965, page 802, said Register's Office. Land in the 20th Civil District of Wilson County, Tennessee, the description of which is attached hereto and made a part hereof by this reference thereto.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

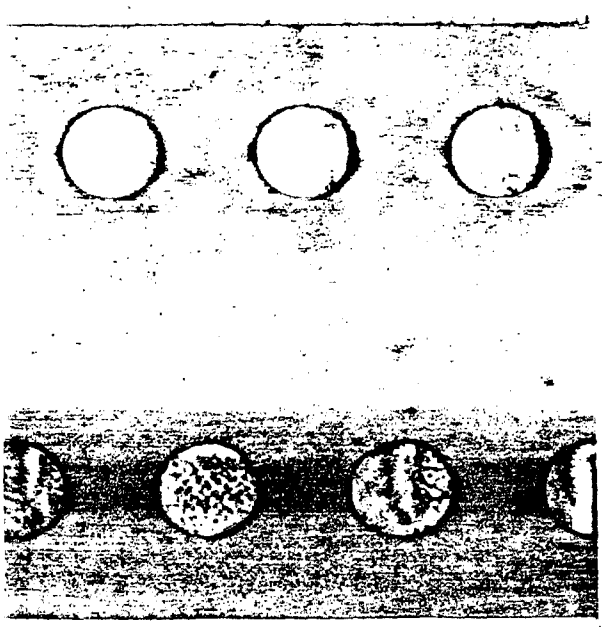
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	86000.00
CON TX	283.80
PRFEE	1.00
MDEED	6.00
TOTAL	290.80
CHECK	290.80

06/06/90 01 14:37 0001 7753



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.163 b.

IDENTIFI REFERENCE

JUN 6 2 37 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 325434