file box 8/jcb

THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Jeffrey P. Nichols	CityFed Mortgage Company	150-10
3613 Lake Towne Drive	30 Warder Street	163
Antioch, TN 37013	Springfield, OH 45501	02D-75969

WARRANTY DEED BOOK 8142 PAGE 548

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Donna M. Wade, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jeffrey P. Nichols and wife, Lisa D. Nichols hereinafter called the Grantee, Grantee's 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. 4 on the plan of Section One, Lake Town Park, of record in Book 6250, Page 818, Register's Office for said County.

SAID Lot No. 4 fronts 65 feet on the northerly margin of Lake Towne Drive and extends back between parallel lines 148 feet to a dead line.

BEING the same property conveyed to Donna M. Wade, unmarried, by deed from Jack Williams Construction Company, Inc., of record in Book 6998, Page 81, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 6784, Page 334, and Book 7476, Page 643, both in the Register's Office for Davidson County, Tennessee, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to CityFed Mortgage Company, of record in Book 6998, page 84, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantee.

This is (~~an~~) improved property, known as 3613 Lake Towne Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 28th day of February, 19 90

Donna M. Wade

STATE OF ~~TENNESSEE~~ KY
COUNTY OF Boone

On this 28th day of February, 19 90, before me personally appeared Donna M. Wade, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

My Commission Expires: 8-5-93

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 71,000.00 .

_____
Affiant

Subscribed and sworn to before me, this the 29th day of June, 19 90.

My Commission Expires: 9/24/92

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

_____
Notary Public

WARRANTY DEED

from:

DONNA M. WADE

to:

JEFFREY P. NICHOLS AND WIFE,
LISA D. NICHOLS

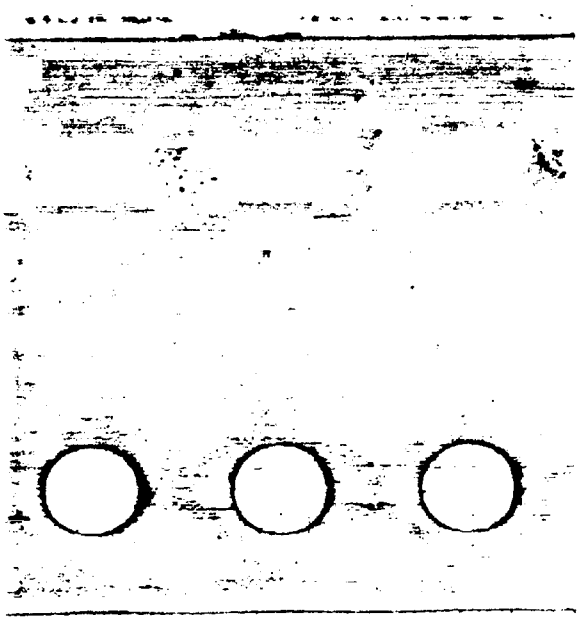
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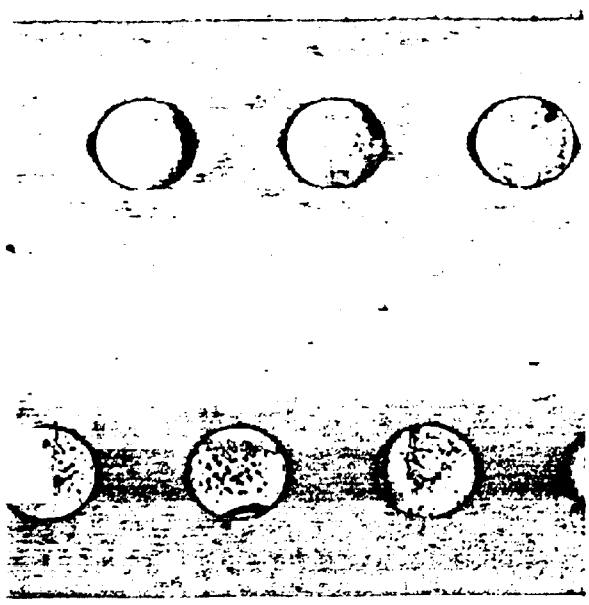
Jun 29 2 24 PM '90

WILKINS & IVEY

Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 30106





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8142 PAGE 550

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	71000.00
CON TX	234.30
PRFEE	1.00
WDEED	6.00
TOTAL	241.30
CHECK	241.30

06/29/90 01 14:26 0001 5391

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38027

JUN 29 2 24 PM '90

No. 332983