PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157

Dav. Co. File: Box 8:
W & I Ref. (jcb) (Title No: 30123)

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 127,500.00

Affiant

Sworn and subscribed before me this 29th day of June, 1990.

Notary Public

My Comm. Expires: Oct 9, 1991

CHRISTY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS
William Scott Nickels	Sears Mortgage Corporation	117-02-169
3016 23rd Avenue South	2500 Lake Cook Road	07DA 22220
Nashville, TN 37215	Riverwoods, Illinois 60015	

WARRANTY DEED

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, the undersigned **Norman A. Thomas, III and spouse, Kathleen O. Thomas,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William Scott Nickels and spouse, Kelly J. Nickels, and Holice M. Jeffries,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the northerly 70 feet of Lot No. 11, Block 3, on the Plan of W. V. Davidson's Hillsboro Highlands, Sections 2 & 3, of record in Book 843, Page 23, Register's Office for said County.

Said part of said Lot No. 11 fronts 70 feet on the easterly margin of 23rd Avenue South and extends back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Norman A. Thomas, III, and wife, Kathleen O. Thomas, by deed from Keith Robert Johnson and wife, Sarah M. Johnson, of record in Book 7219, Page 126, Register's Office for Davidson County.

This conveyance is subject to all matters contained on the referenced subdivision Plan.

This instrument is executed on behalf of Kathleen O. Thomas by Norman A. Thomas, III, as her Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

38837.

IDENTIFICATION REFERENCE

Jul 3 11 56 AM '90

FELIX Z. WHITSON REGISTER DAVIDSON COUNTY, TN

5980 07/03 0101 03CHECK 427.75

This is improved property, known as: 3016 23rd Avenue South, Nashville, TN 37215

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.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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.

WITNESS THE EXECUTION HEREOF this 29th day of June, 1990.

Norman A. Thomas, III

Kathleen O. Thomas, By: Norman A Thomas, III, Atty.-In-Fact

State of Tennessee
County of Davidson

On this 29th day of June, 1990, before me the undersigned authority, personally appeared Norman A. Thomas, III, 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 he executed the same as his free act and deed.

CHRISTY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Oct 9, 1991

Notary Public

W & I: 12/89

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 Norman A. Thomas, III, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Kathleen O. Thomas as her Attorney-in-Fact, as the free act and deed of the within named Kathleen O. Thomas. Witness my hand and official seal at Nashville, Tennessee, this the 29th day of June, 1990.

Jill C. Buchanan
NOTARY PUBLIC

My commission expires: 9/25/93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Norman A. Thomas, III
Affiant

Sworn to and subscribed before me this

29th day of June, 1990.

Jill C. Buchanan
Notary Public

My Commission Expires: 9/25/93

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8145 PAGE 54

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 127500.00	
			CON TX 420.75	
			PRFEE 1.00	
			WDEED 6.00	
			TOTAL 427.75	
			CHECK 427.75	
		07/03/90 01	11:58 0001 6980	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3883.7

IDENTIFICATION REFERENCE

JUL 3 11 55 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 333866