BOOK 8146 PAGE 146

FORM NO. WD-1

39175

IDENTIFICATION REFERENCE

Jul 5 10 08 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,156.73

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June, 19 90

_____
Notary Public

MY COMMISSION EXPIRES: October 9, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
David C. Goolsby (NAME)	BancBoston Mortgage Corporation (NAME)	136-07-0
3738 Edgewater Drive (STREET ADDRESS OR ROUTE NUMBER)	7301 Baymeadows Way (STREET ADDRESS)	010.00
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Jacksonville, FL 32256 (CITY) (STATE) (ZIP)	02DX 00755

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, Daniel J. Nichols and wife, Peggy L. Nichols

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David C. Goolsby and wife, Janice Goolsby

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, Tennessee, being Lot No. 28 on the Plan of Priest Lake Park, Section Two, of record in Plat Book 4175, Page 56, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Daniel J. Nichols and wife, Peggy L. Nichols by deed of record in Book 7681, Page 754, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Biltmore Mortgage Company of record in Book 7681, Page 757, and assigned to BancBoston Mortgage Corporation said Register's Office with a present unpaid balance of approximately $103,156.73, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

The Grantee further assumes the obligation of the Grantor and/or original mortgagor under the terms of any instrument, regulation or laws creating the loan to indemnify the Department of Veterans Administration or Federal Housing Administration to the extent of any claim of payment arising from the guaranty or insurance of the indebtedness.

This instrument is executed on behalf of Daniel J. Nichols and wife, Peggy L. Nichols by Richard L. Messick as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 8146, Page 145, in the Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as 3738 Edgewater Drive, Nashville, TN 37217
(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 29th day of June, 19 90

Daniel J. Nichols
By Richard L. Messick
Attorney in fact

Peggy L. Nichols
By Richard L. Messick
Attorney in fact.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that ____ _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ____ _____, Tennessee, this _ ___ day of ___ _____, 19___.

_____ Notary Public

Commission Expires_____

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires_____

7364 07/05 0101 03CHECK 364.06

WARRANTY DEED

FROM
Daniel J. Nichols and wife, Peggy L. Nichols

TO
David C. Goolsby and wife, Janice Goolsby

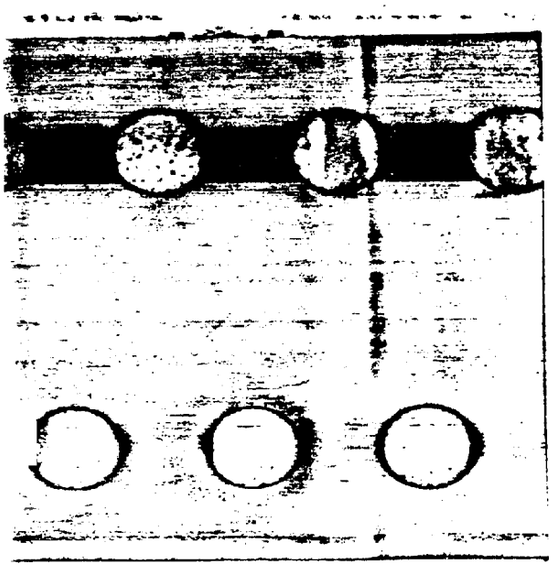
Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

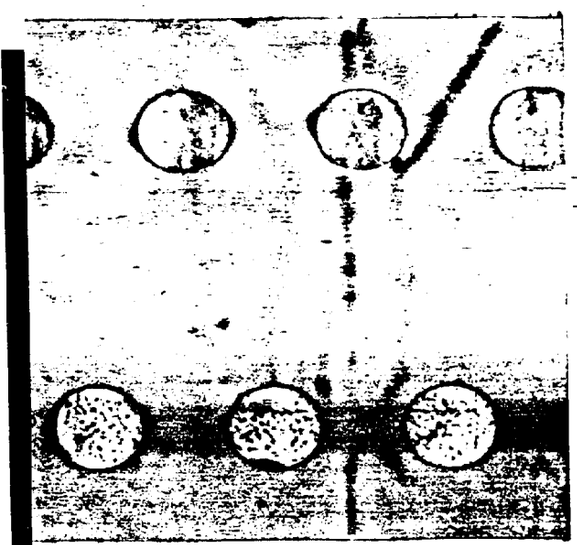
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of June, 1990 before me personally appeared Richard L. Messick, the person who executed the foregoing instrument on behalf of Daniel J. Nichols and wife, Peggy L. Nichols, and acknowledged that he executed the same as the free act and deed of the said Daniel J. Nichols and wife, Peggy L. Nichols through Power of Attorney granted him by the said Daniel J. Nichols and wife, Peggy L. Nichols.

Commission Expires:10-1-90

Lou Stephens
Notary Public





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	108156.73
			CON TX	357.06
			PRFEE	1.00
			MOEED	6.00
			TOTAL	364.06
			CHECK	364.06
07/05/90	01		10:10 0001	7364

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39175.

IDENTIFICATION REFERENCE

Jul 5 10 08 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 334249