This Instrument Prepared By:
Stokes & Bartholomew, P.A.
424 Church Street, Suite 2800
Nashville TN 37219
Return to Box 50

BOOK 8678 PAGE 701

ADDRESS NEW OWNER:
David V. Nichols and Patricia H. Nichols
4624 Tara Drive
Nashville, TN 37215

SEND TAX BILL:
Mortgagee*

MORTGAGEE:
Union Planters National Bank, a national banking association
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 131-14
GROUP
PARCEL 19

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Robert D. Fulcher, III and wife, Eleanor W. Fulcher, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto David V. Nichols and wife, Patricia H. 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, Tennessee, being Lot No. 230 on the Plan of Section II, Tynewood Estates, of record in Book 2900, pages 89 and 90, said Register's Office.
>
> Said Lot fronts 242 feet on the easterly side of Tara Drive and runs back 236 feet on the northerly line and 234.5 feet on the southerly line to a dead line in the rear on which it measures 242 feet thereon.
>
> Being the same property conveyed to Robert D. Fulcher, III and wife, Eleanor W. Fulcher by deed from John W. Womack and wife, Miriam A. Womack, of record in Book 4791, page 606, Register's Office for Davidson County, Tennessee.

This is improved property known as 4624 Tara Drive, Nashville, TN 37215.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. 1992 Property taxes which are not yet due and payable.
2. Restrictive Covenants contained in instrument of record in Book 3069, page 566, as extended in Book 8092, page 372.
3. The Plan of record in Book 2900, pages 89 & 90, said Register's Office, shows an Owner's Certificate, a 100 foot minimum building setback line from Tara Drive and a 15 foot easement for public utility and drainage along the rear of said lot and a 2.5 x 2.5 foot utility anchor easement located on the northwesterly front corner of said lot.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the

said David V. Nichols and wife, Patricia H. Nichols, their heirs and assigns, forever; and we, Robert D. Fulcher, III and wife, Eleanor W. Fulcher, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 15th day of July, 1992.

Robert D. Fulcher, III

Eleanor W. Fulcher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robert D. Fulcher III and wife, Eleanor W. Fulcher, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 15th day of July, 1992.

NOTARY PUBLIC

My Commission Expires: 11/21/92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 210,000.00.

AFFIANT

Subscribed and sworn to before me
this 15th day of July, 1992.

NOTARY PUBLIC
My Commission Expires: 11/21/92

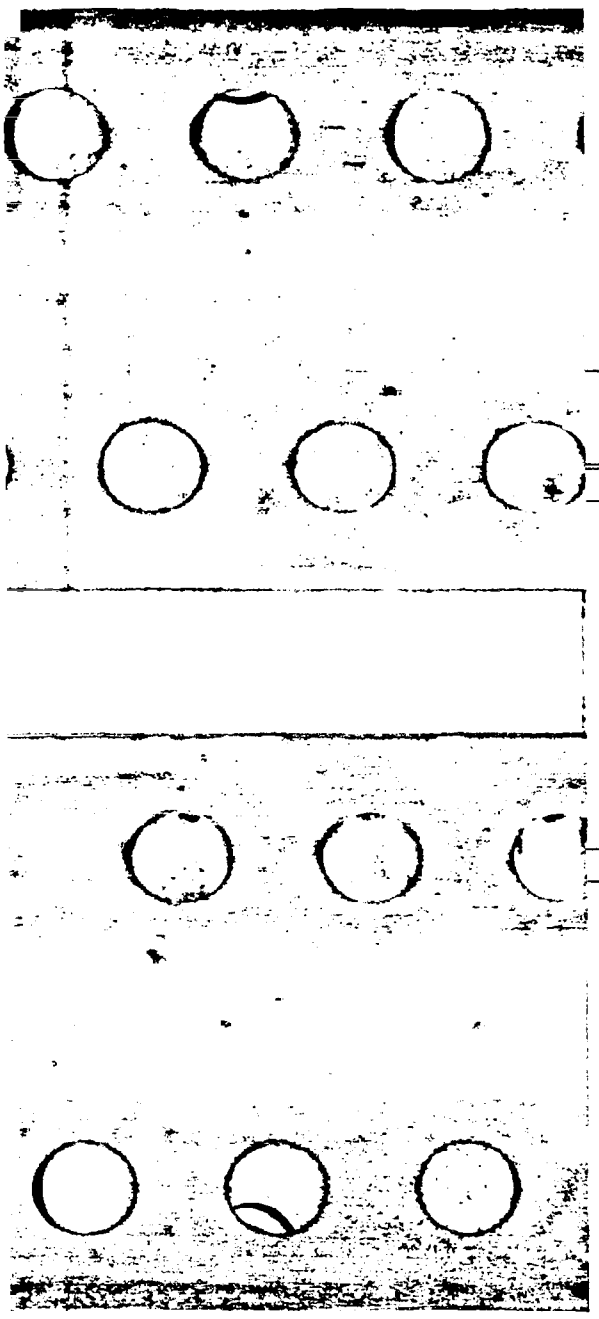
28568

IDENTIF. REFERENCE

JUL 17 3 59 PM '92

FEE $ W. HARRIS REGISTER
DAVIDSON COUNTY TN.

5575 07/17 0101 03CHECK 786.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8678 PAGE 703

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 7777.00
ERR CO
CON TX 7777.00-
CON TX 777.00
PRFEE 1.00
WDEED 8.00
TOTAL 786.00
CHECK 786.00

07/17/92 01 16:00 0001 5676

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28568

IDENTIF. REFERENCE

JUL 17 3 59 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 551402