[3981] File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 8681 PAGE 269

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
RAYMOND F. PHELAN (NAME)	CAVALRY BANKING, A FEDERAL (NAME)	Map 115-2
996 Windrowe Drive (STREET ADDRESS OR ROUTE NUMBER)	114 West College Street (STREET ADDRESS)	Parcel 124
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Murfreesboro, Tennessee 37130 (CITY) (STATE) (ZIP)	FB #8DZ66756

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, DAVID V. NICHOLS AND WIFE, PATRICIA H. NICHOLS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RAYMOND F. PHELAN AND WIFE, JEANNIE A. PHELAN

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 1 on the Plan of 2nd Addition To West Meade Hills, as of record in Plat Book 4460, page 178, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to David V. Nichols and wife, Patricia H. Nichols by deed from Charles M. Rehg and wife, Barbara A. Rehg of record in Book 5488, page 974, said Register's Office.

This conveyance is made subject to: (1) 1992 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 4701, page 858; (3) Easements of record in Book 2736, page 23; and (4) All matters appearing on the Plan of record in Plat Book 4460, page 178, said Register's Office.

2950

IDENTIF. REFERENCE

JUL 22 10 38 AM '92

FELICIA [illegible] REGISTER
DAVIDSON COUNTY TN.

This is unimproved ( ) improved (XX) property, known as 996 Windrowe Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 15th day of July, 1992

David V. Nichols
DAVID V. NICHOLS

Patricia H. Nichols
PATRICIA H. NICHOLS

WARRANTY DEED

FROM

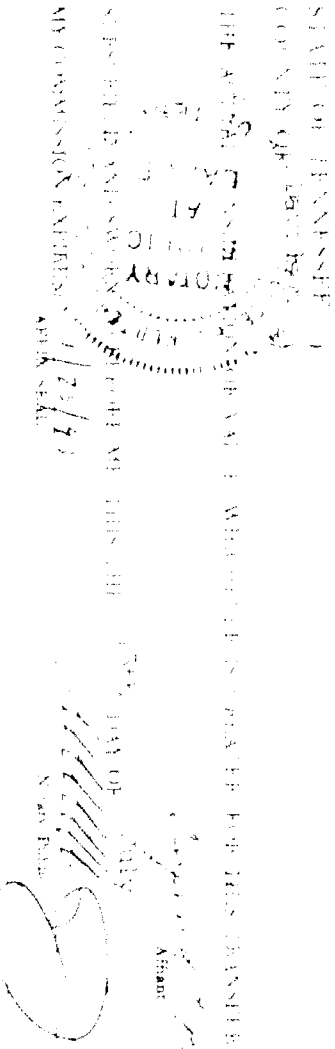
DAVID V. NICHOLS AND WIFE,
PATRICIA H. NICHOLS

TO

RAYMOND P. DUGAN AND WIFE,
JEANNIE A. DUGAN

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 110 - The Parkway
226 Wilcox Circle
P.O. Box 69
BRENTWOOD, TENNESSEE 37024-0069





BOOK 2711 PAGE 868

OFFICIAL RECEIPT

FELIX Z WILSON II

REGISTER OF DAVIDSON COUNTY

NASHVILLE TENNESSEE

RECEIVED OF _____

FOR

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DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			MTG MISCELLANEOUS	
			MTG STATE TAX COUNTY	
			MTG STATE TAX MORT	
			PRIOR DEED FEE	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2950

IDENTIFICATION

JA 22 10:8 PM '92

No 052448