ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Rhonda L. Lay	Union Planters - Mortgage Servicing	MAP and PARCEL
	Attn: Tax Dept.	108-16
3270 Priest Woods Drive	7130 Goodlett Farms Pky 4 West	13
Nashville, TN 37214	Memphis, TN 38173-0137	

This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park
2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Jon Douglas Nichols, Jr. and Kathleen Denise Nichols, Husband and Wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Rhonda L. Lay** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 13A on the plan of Percy Priest Woods, Section No. One, as of record in Book 5200, Page 472 amended in Book 5200, Page 607, said Register's Office.

Said Lot No. 13A fronts 30.20 feet on the easterly side of Priest Woods Drive and fronts 80.00 feet on the southerly side of Pleasant View Drive, said frontages being joined by a curve which measures 39.27 feet and runs back 105.00 feet on the southerly line and 55.20 feet on the easterly line to a point of intersection.

Being the same property conveyed to Jon Douglas Nichols, Jr., and wife, Kathleen Denise Nichols, by deed from Douglas M. Grisham of record in book 7269, Page 979, said Register's Office.

This is property with a common address of 3270 Priest Woods Drive, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year, said taxes remaining in escrow and payment of same being assumed by the Grantees; (2) Deed of Trust of record in Book 7269, Page 982, said Register's Office; (3) Restrictive Covenants of record in Book 5984, Page 865; Book 6020, Page 270; Book 6097, Page 11; and in Book 6560, Page 667, said Register's Office; (4) The Plan of record in Book 5200, Page 472 and amended in Book 5200, Page 607, said Register's Office and all matters therein.

It is understood and agreed between the parties that part of the consideration for this transfer is the assumption by the Grantees of an indebtedness secured by a Deed of Trust of record in Book 7269, Page 982, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $61,188.56

Affiant

Subscribed and sworn before me this 5th day of August, 1992.

Notary Public
My Commission Expires: 1-23-94

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **5th** day of **August, 1992**.

Jon Douglas Nichols, Jr.

Kathleen Denise Nichols

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **CINDY S. SMITH**, a Notary Public in and for said County and State, the within named **Jon Douglas Nichols, Jr. and Kathleen Denise Nichols, Husband and Wife**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,**. Tennessee, this **5th** day of **August, 1992**.

Notary Public

My Commission Expires:

35035

IDENTIF. REFERENCE

AUG 7 11 10 AM '92

3700 08/07 0101 03CHECK 235.44

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8696 PAGE 974

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 61188.56
				CON TX 226.44
				PRFEE 1.00
				WDEED 8.00
				TOTAL 235.44
				CHECK 235.44
08/07/92	01			11:11 0001 8700

IDENTIF. REFERENCE

AUG 7 11 AM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

35 U 15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 558508