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

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ADDRESS NEW OWNER:
Paul M. Nicholson and Adelaide S. Nicholson
6801 Highland Park Drive
Nashville, Tennessee 37205

SEND TAX BILL:

MORTGAGEE:
Ann M. Nicholson
6501 Harding Road, W-14
Nashville, TN 37205

MAP AND PARCEL:
MAP
GROUP
PARCEL

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, I, Ann M. Nicholson,an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Paul M. Nicholson and wife, Adelaide S. Nicholson, 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. 40 on the Plan of West Meade Highlands, Section 1, as of record in Book 3700, pages 69 and 70, Register's Office for said County, described as follows: Beginning at a point in the northwesterly margin of Highland Park Drive at the common front corner of Lots No. 39 and 40; thence with the line between said lots northwestwardly 130.0 feet to a point; thence N. 27 deg. 35' east 106.57 feet to a concrete monument in the southwesterly margin of Percy Warner Boulevard; thence with said margin of said Boulevard, southeastwardly, 116.0 feet to a concrete monument at the beginning of a curve to the right having a radius of 25.0 feet; thence around said curve, southeastwardly 39.27 feet to a concrete monument in the northwesterly margin of Highland Park Drive; thence with the margin of same, southwestwardly 117.40 feet to the point of beginning.
>
> Being the same property conveyed to Murray M. Nicholson and wife, Ann M. Nicholson by deed from E.S. Grant and wife, Lynda S. Grant, as of record in Book 4864, page 189, Register's Office for Davidson County, Tennessee.

This is improved property known as 6801 Highland Park Drive, Nashville, TN 37205.

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 have been Pro-rated.
2. The Plan of record in Book 3700, pages 69 & 70, shows an Owner's Certificate, a 30 foot minimun building setback line from Highland Park Drive and Percy Warner Boulevard, a 15 foot easement for public utility and drainage purposes along the northwesterly lines of said lot, a 15 foot easement for drainage purposes along

the southeasterly line of said lot and an easement for overhang along the southeasterly line of said lot.

Grantee hereby assumes and agrees to pay the balance of Five Thousand Six Hundred Seventy One and 08/100 ($5,671.08) which amount is the outstanding principal balance of an indebtedness owed to Prudental Home Mortgage , and which amount is secured by a Deed of Trust executed by E.S. Grant and wife, Lynda S. Grant , to R. Bruce Robertson,Jr. , Trustee, of record in Book 4149 , page 772 , Register's Office for Davidson county, Tennessee.

Grantee hereby assumes and agrees to pay such amounts as may now or hereafter become due and payable under the terms of an Open-End Deed of Trust, securing principal not to exceed Thirty Thousand and No/100---------- ($30,000.00) in favor of First American National Bank, which Deed of Trust executed by Ann M. Nicholson , to Guaranty Title Company, Trustee, of record in Book 8635 , page 76 , Register's Office for Davidson county, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Paul M. Nicholson and wife, Adelaide S. Nicholson, their heirs and assigns, forever; and I, Ann M. Nicholson,an unmarried person, do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 my hand this the 23rd day of October, 1992.

Ann M. Nicholson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ann M. Nicholson,an unmarried person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 23rd day of October, 1992.

NOTARY PUBLIC

My Commission Expires: 07/27/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 107,000.00.

Paul M Nuhfer
AFFIANT

Subscribed and sworn to before me
this 23rd day of October, 1992.

Linda E Atkinson
NOTARY PUBLIC
My Commission Expires: 07/27/96

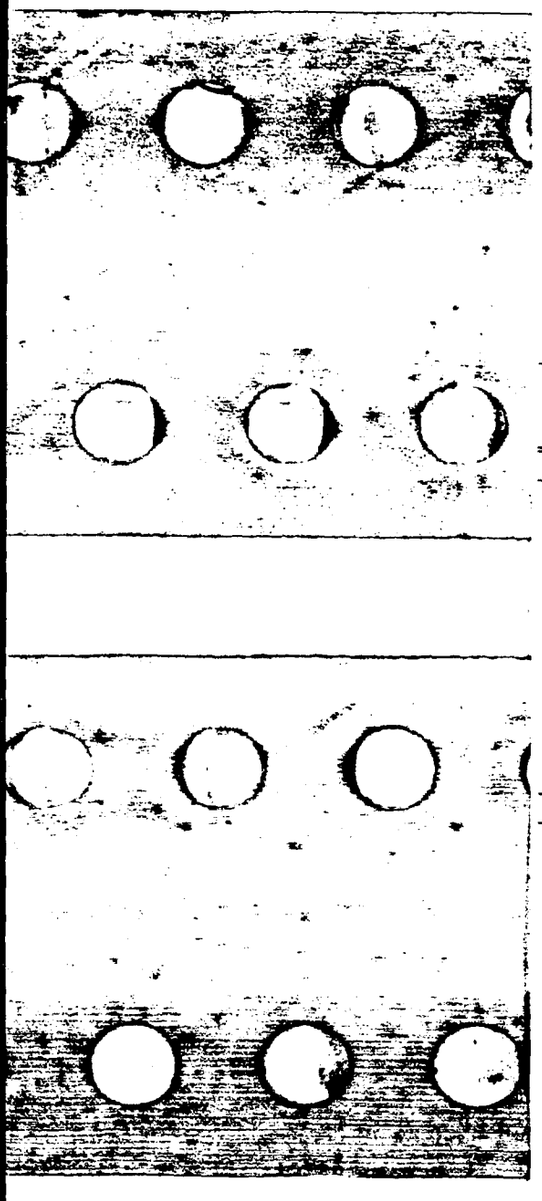
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IDENTIFICATION REFERENCE

OCT 28 4 04 PM '92

REGISTER
DAVIDSON COUNTY, TN



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	107000.00
CDN TX	395.90
PRFEE	1.00
WDEED	12.00
TOTAL	408.90
CHECK	408.90

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RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

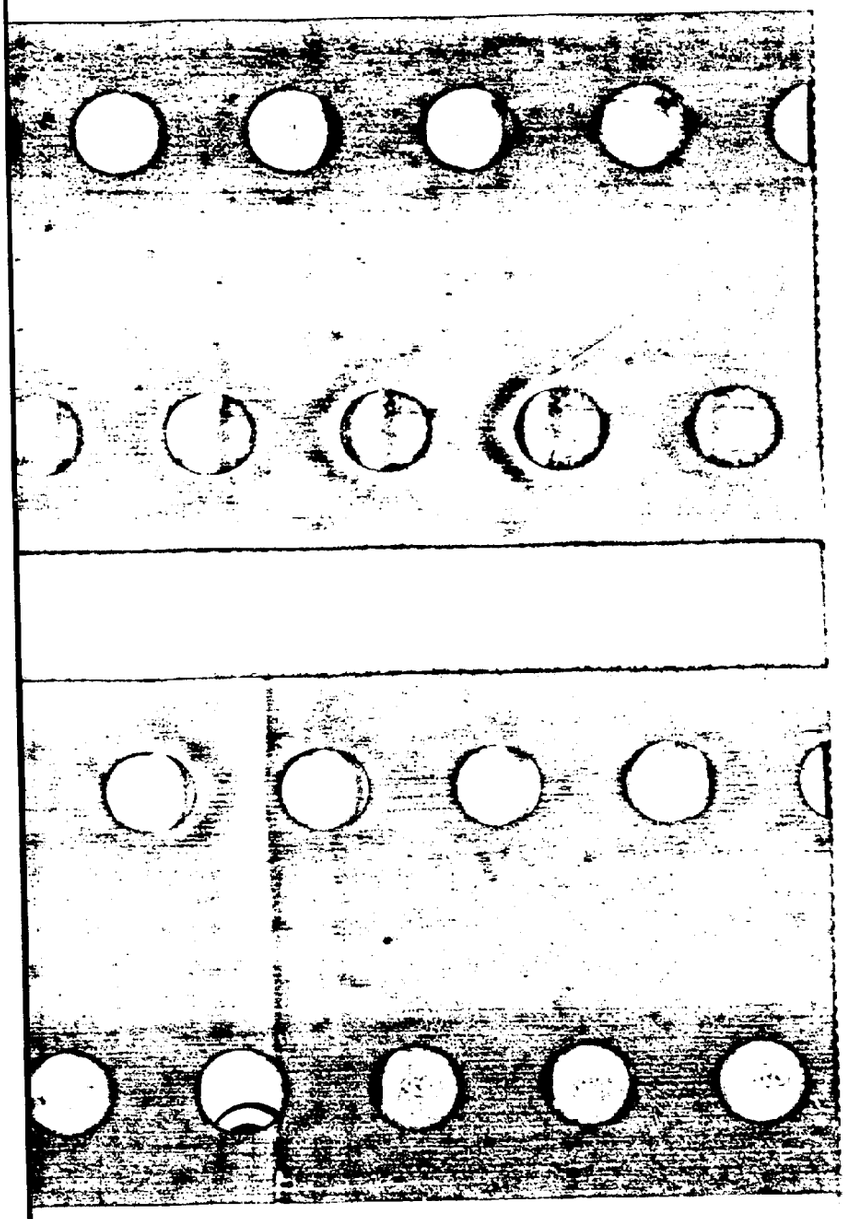
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IDENTIFICATION REFERENCE

OCT 28 4 04 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 584503



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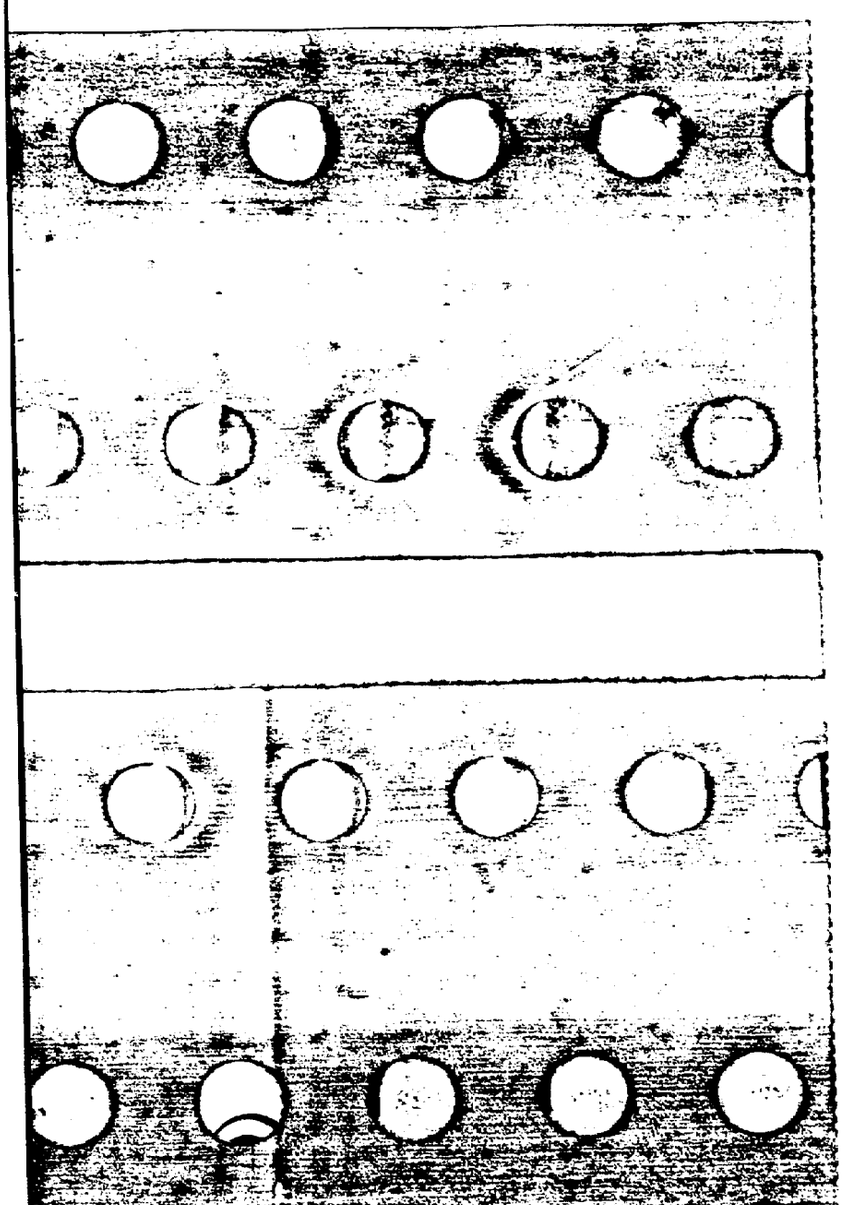
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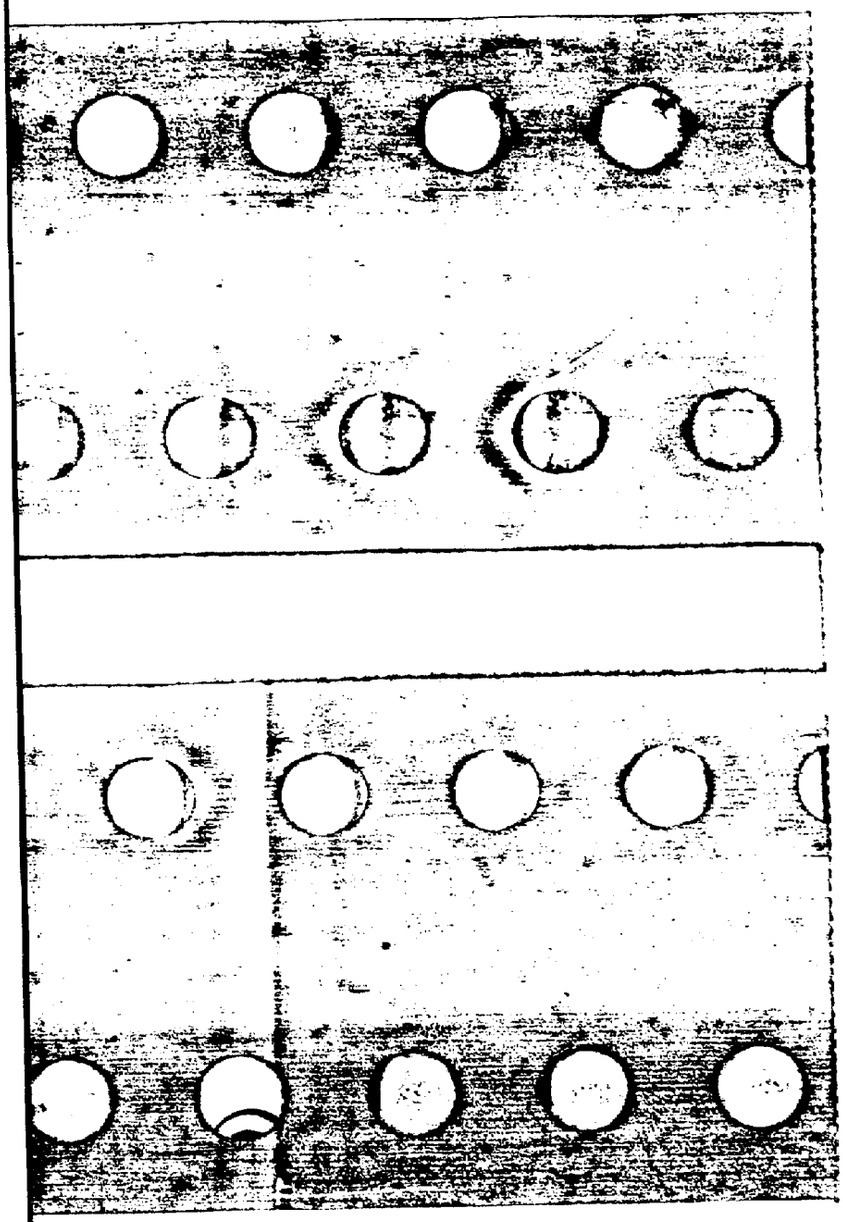
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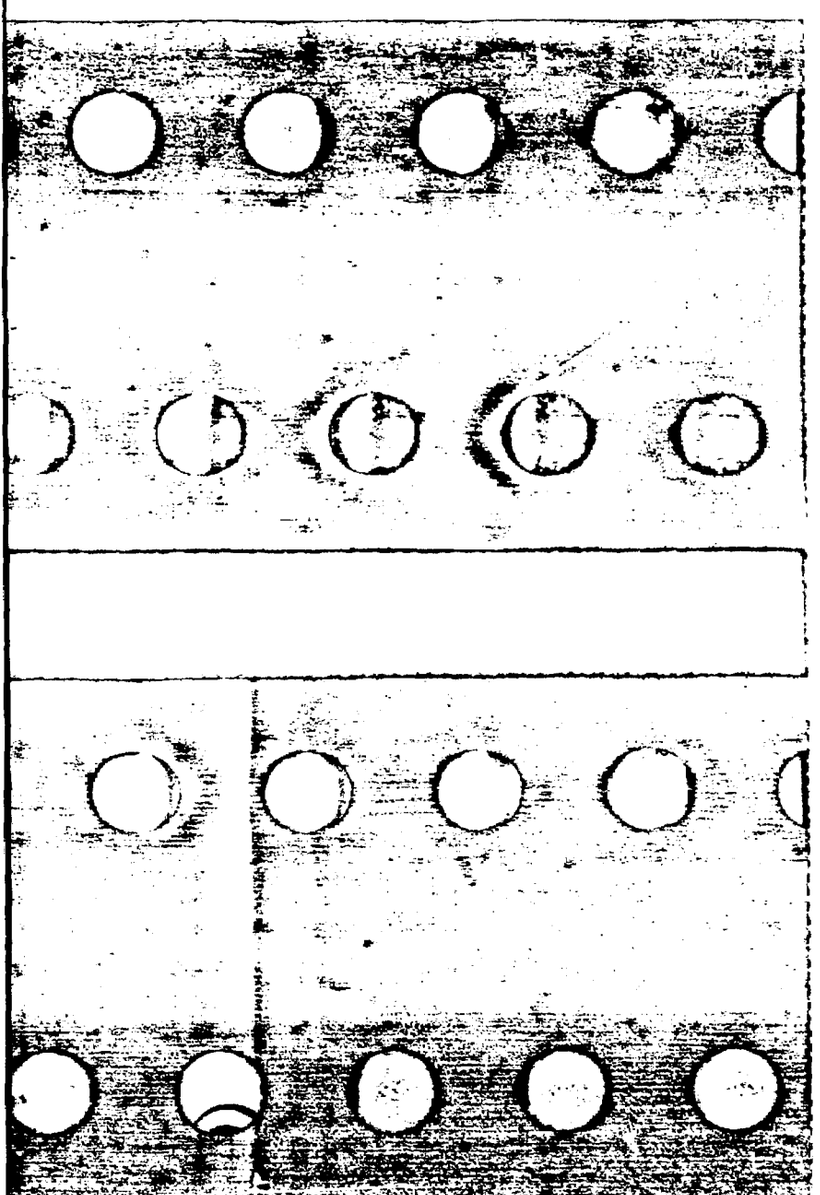
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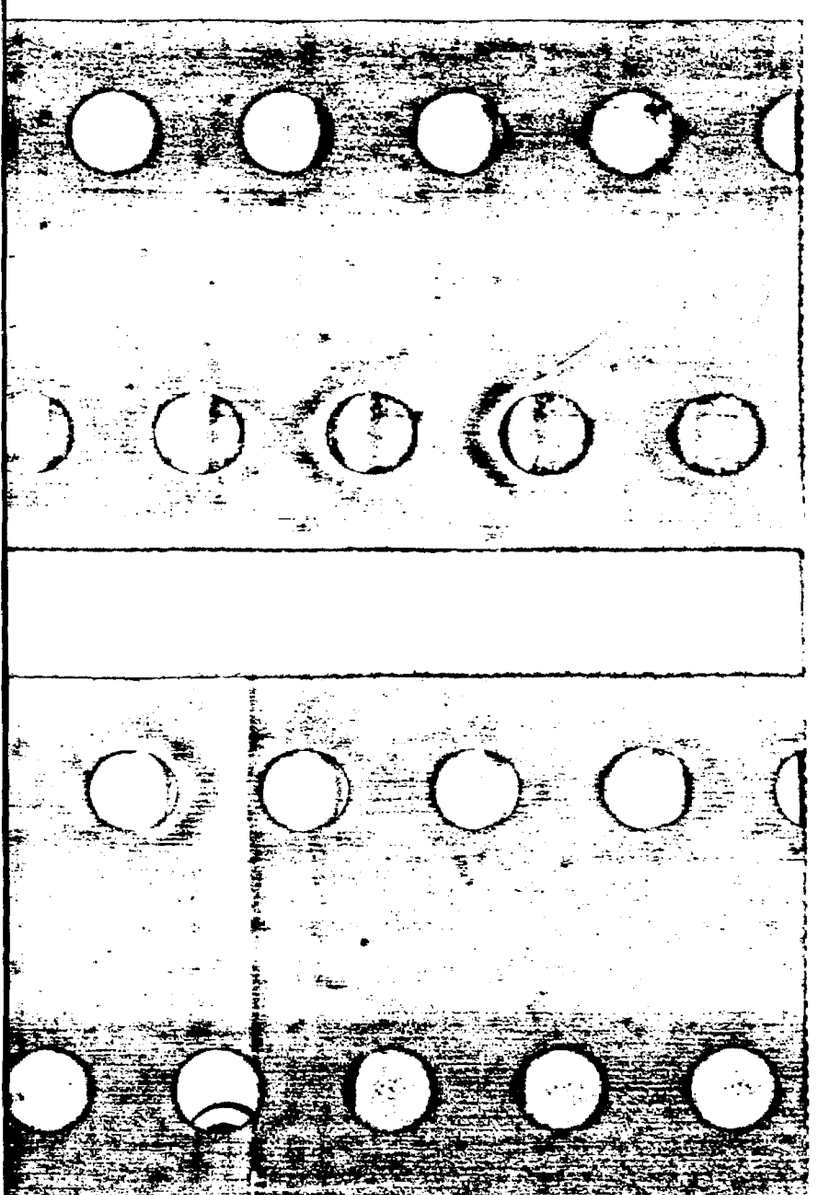
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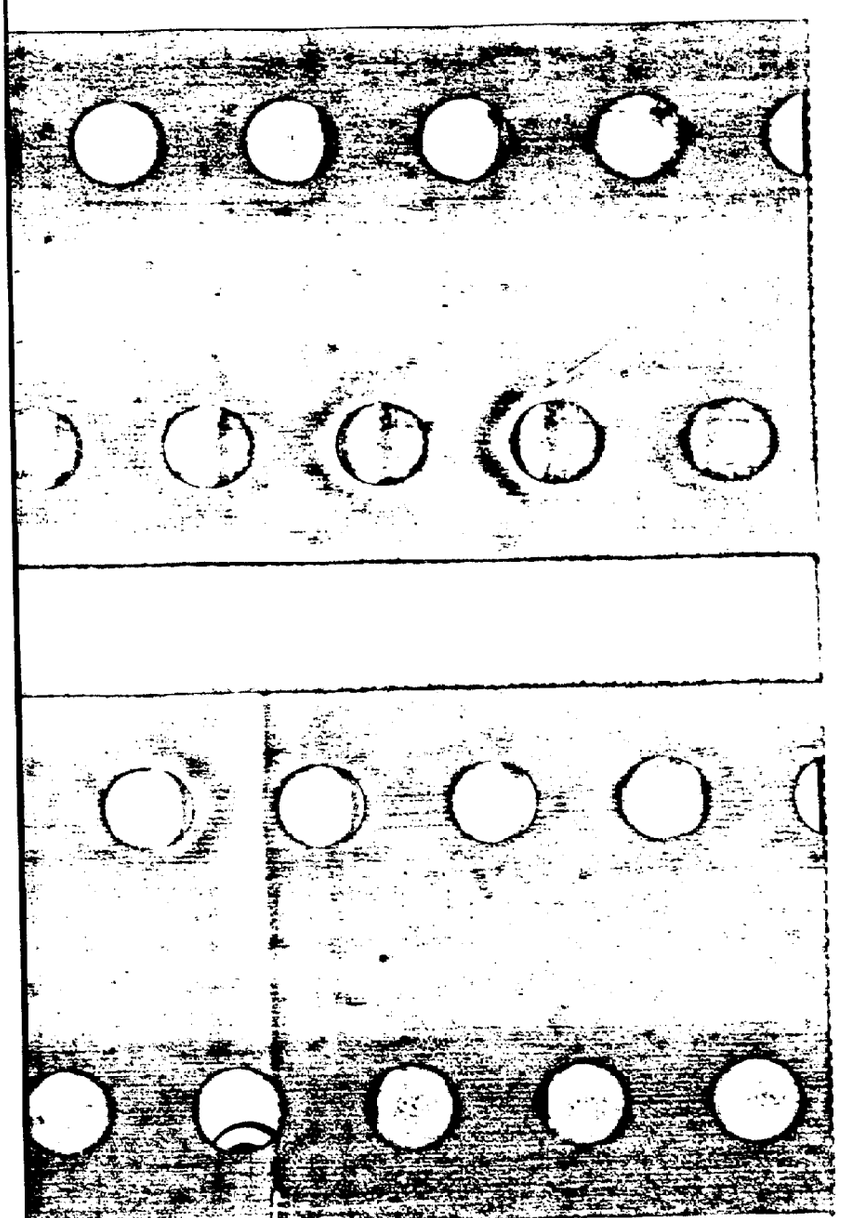
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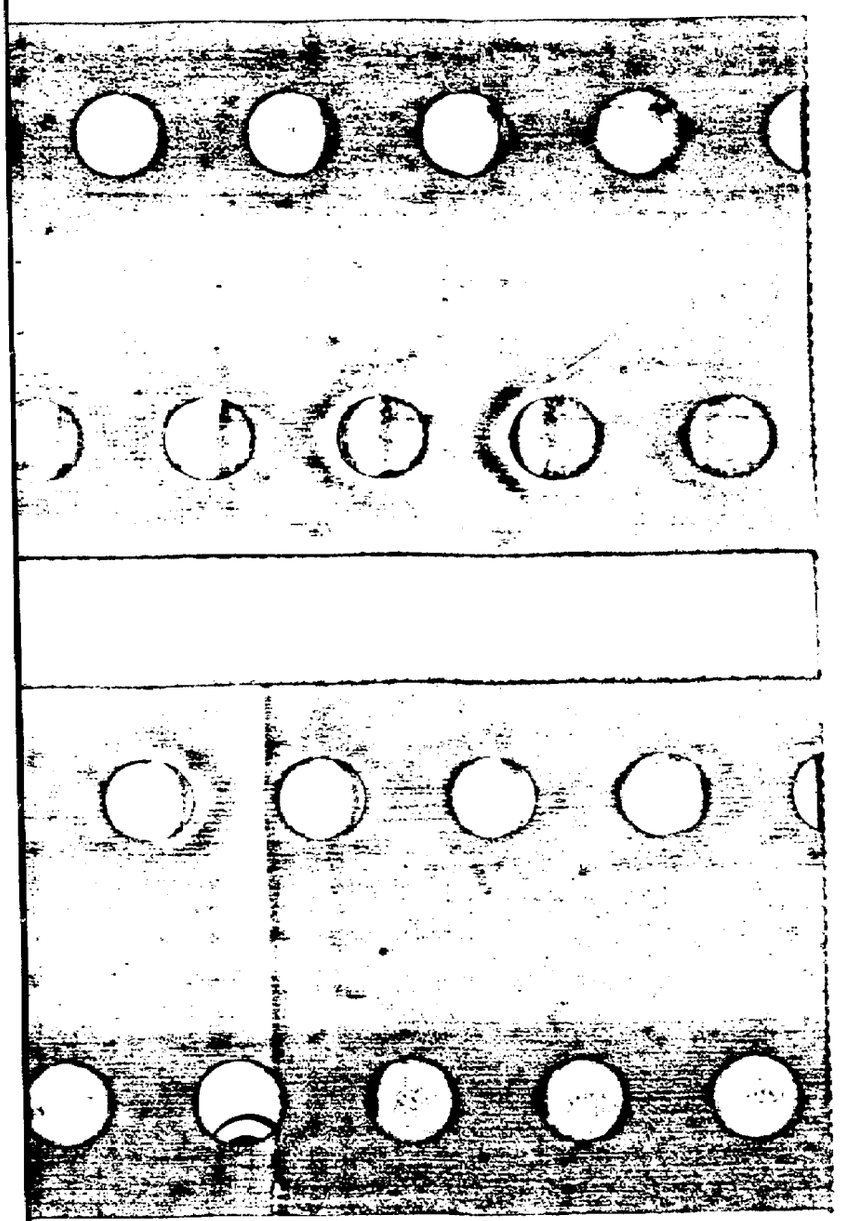
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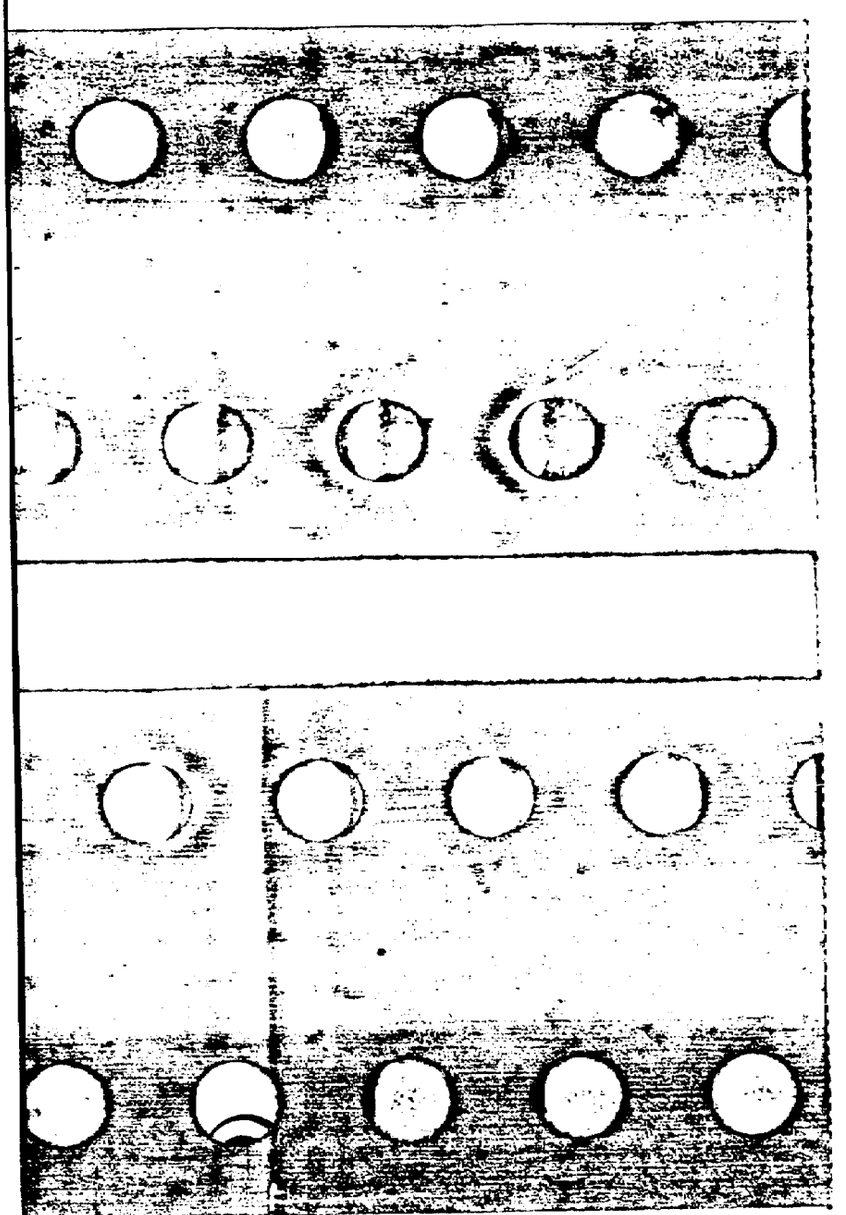
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