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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF February 19 93.

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Taylor, Philbin, Pigue, Marchetti & Long, Attorneys
One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
John J. Nichols, et ux	First Union Mortgage Corporation	116-8-B-26CO
(NAME)	(NAME)	
26 Washington Park	1410 Commonwealth Drive, # 140	7DA-73634
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205	Wilmington, NC 28403	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Ofelia R. Bueno and husband Reuben A. Bueno

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John J. Nichols and wife, Mary C. 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 a certain building site identified as Lot No. 26, as shown on the Revised Plan of Sugartree, Phase 2, as of record in Book 4860, Pages 79 and 80, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Reuben A. Bueno and wife, Ofelia R. Bueno by deed from Marshall S. Helm and wife, Thelma P. Flynn Helm of record in Book 6277, Page 136, said Register's Office and being the same property conveyed to Ofelia R. Reuben by Quitclaim Deed from Reuben A. Bueno of record in Book 8168, Page 943, Register's Office for Davidson County, Tennessee.

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

Reuben A. Bueno, husband of the said Ofelia R. Bueno, joins in this conveyance for the purpose of conveying any and all right and title that he may now, or at any time in the future, have in subject property, especially his marital rights.

unimproved ( )
This is improved (XX) property, known as 26 Washington Park (House Number) (Street) Nashville, Tennessee 37205 (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 hands this 1st day of February, 19 93

Ofelia R. Bueno

Reuben A. Bueno by Ofelia R. Bueno, Attorney in Fact

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ofelia R. Bueno

the bargainor _____, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 1st day of February 1993

Commission expires 11-20-96

Jill L Roller
Notary Public

JILL L ROLLER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ (this oath) _____ (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they), being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

TO

IDENTIFICATION REFERENCE

FEB 5 12 49 PM '93

LIX Z. WILLIAMS REGISTER
DAVIDSON COUNTY, TN

0374 02/05 0101 06CHECK 1100.50

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ofelia R. Bueno with whom I am personally acquainted, and who, upon her oath, acknowledged herself to be the Attorney in Fact for the within named Reuben A. Bueno and being authorized to act on behalf of said person she executed the foregoing instrument as his free act and for the purposes therein contained.

Jill L Roller
NOTARY PUBLIC

JILL L ROLLER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 11-20-96

[redacted]

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	295000.00
CON TX	1091.50
PRFEE	1.00
WDEED	8.00
TOTAL	1100.50
CHECK	1100.50

02/05/93 01 12:48 0001 0374

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 0 1 1 7

IDENTIFICATION REFERENCE

FEB 5 12 49 PM '93

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 618865