FROM: J. B. DURARD, JR. AND WIFE, ELLA MAE MASSEY DURARD

TO: DALE HUNT NICHOLS, JR., AND WIFE, ELIZABETH D. NICHOLS

THIS INSTRUMENT PREPARED BY:
STEPHEN C, BAKER, P.C.
Attorney at Law
2207 Crestmoor Road, Suite 101A
NASHVILLE, TENNESSEE 37215

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Dale Hunt Nichols, Jr. and Elizabeth D. Nichols 1105 Davidson Road Nashville, Tennessee 37205	NationsBanc Mortgage Corp. P. O. Box 353 Louisville, KY 40201-0353	Map 115-2 Parcel 96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of February, 1993.

Notary Public

My Comm. Expires: 3/27/93

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, We, J. B. DuRard, Jr. and wife, Ella Mae Massey DuRard, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Dale Hunt Nichols, Jr. and wife, Elizabeth D. Hunt, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as 1105 Davidson Road, Nashville, Tennessee 37205.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs, successors, assigns, 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 26th day of February, 1993.

J. B. DuRard, Jr.

Ella Mae Massey DuRard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. B. DuRard, Jr. and wife, Ella Mae Massey DuRard, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 26th day of February, 1993.

NOTARY PUBLIC

My Commission Expires: 3/27/93

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

97322

IDENTIFICATION REFERENCE

MAR 4 8 56 AM '93

DAVIDSON COUNTY, TN

PICK-UP

EXHIBIT A

Being Lot No. 53 on the Plan of Crestmeade, Section II, of record in Book 2331, pages 151 and 152, Register's Office for Davidson County, Tennessee.

Said Lot No. 53 fronts 170 feet on the southerly side of Davidson Road and runs back 351.1 feet on the westerly line and 200 feet on the easterly line to a dead line in the rear on which it measures 180 feet.

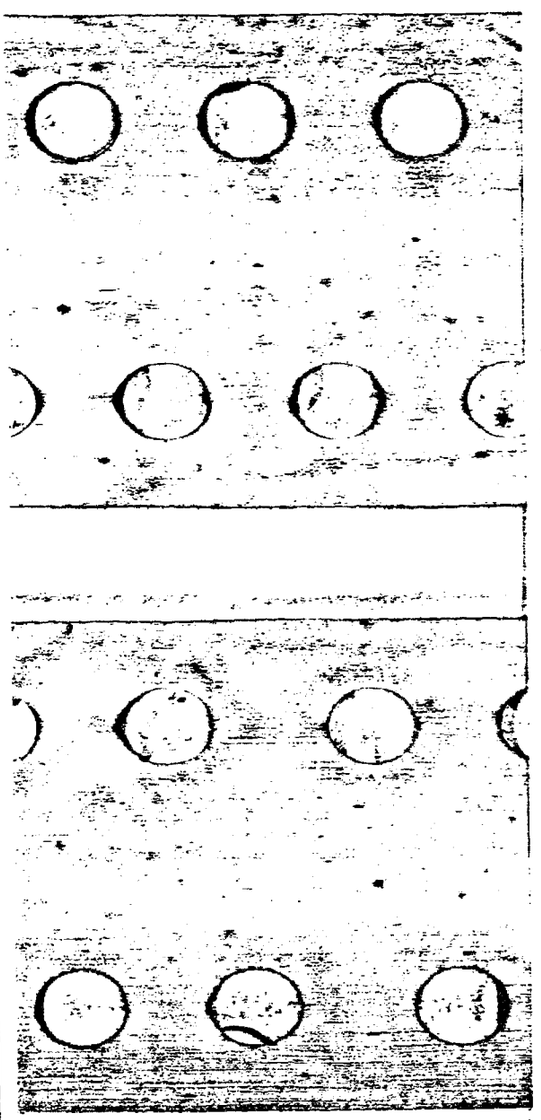
Being the same property conveyed to J. B. DuRard, Jr. and wife, Ella Mae Massey DuRard by deed from Herbert L. Brown and wife, Mattie Barker Brown, of record in Book 4016, page 459, Register's Office for said County.

The herein described property is conveyed subject to the following:

1. 1993 Metropolitan Government taxes.

2. All matters as shown on the plan of record in Book 2331, pages 151 and 152, said Register's Office.

7146 03/04 0101 03CHECK 346.00



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

BOOK 8879 PAGE 673

RECEIVED OF _____

FOR _____

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	90000.00
			CON TX	333.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	346.00
			CHECK	346.00
03/04/93		01	08:55 0001	9146

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97322

IDENTIFICATION REFERENCE

MAR 4 8 56 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 626715