Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
John D. Nicholson and wife Karen M. Nicholson 902 Due West Avenue Madison, TN 37115	Same	51-1-19

This instrument prepared by: STEPHEN L. EDWARDS
144 Second Avenue North, Suite 200, Nashville, Tennessee 37201

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Jack J. Linneman Betty Jo Linneman and William Eugene Linneman, each as to an undivided 1/3 interest, as tenants in common (collectively the "Grantor") have bargained and sold, and hereby transfer and convey to John D. Nicholson and wife, Karen M. Nicholson (collectively "Grantee"), as joint tenants and their respective heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their respective heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.
2. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7974, page 254.
3. 125 foot front setback as set forth in Deeds of record in Book 1561, page 470, Book 1628, page 380, and in Book 1911, page 502.
4. Metro Code Letter of record in Book 4988, page 506.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and their respective heirs and assigns, against the lawful claims of all persons.

The said Jack J. Linneman and Betty Jo Linneman are single persons. William Eugene Linneman is married to Elizabeth A. Linneman who is not required to join in this conveyance as the subject real property is not the principal residence of either William Eugene Linneman or Elizabeth A. Linneman.

This is improved property, known as 902 Due West Avenue, Madison, TN 37115.

EXECUTED this 15th day of July, 1994.

Jack J. Linneman
JACK J. LINNEMAN

William Eugene Linneman
WILLIAM EUGENE LINNEMAN

Betty Jo Linneman
BETTY JO LINNEMAN

MAIL ENV.

94 JUL 19 PM 3:24

72164

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Steph L. Edwards, Notary Public, Jack J. Linneman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of July, 1994.

Steph L. Edwards
Notary Public

My Commission Expires: 9-7-97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Steph L. Edwards Notary Public, Betty Jo Linneman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of July, 1994.

Steph L. Edwards
Notary Public

My Commission Expires: 9-7-97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Steph L. Edwards, Notary Public, William Eugene Linneman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of July, 1994.

Steph L. Edwards
Notary Public

My Commission Expires: 9-7-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $180,000.00.

AFFIANT

Subscribed and sworn to before me this 15th day of July, 1994.

Steph L. Edwards
NOTARY PUBLIC

My Commission Expires:

9-7-97

sewarran ded

EXHIBIT A

Land in Davidson County, Tennessee, being Lots Nos. 25, 26 and part of Lot No. 24 on the Map of Due West Valley Acres Subdivision, not of record, and described according to a survey made by H. R. Swann, Jr., Surveyor, April 20, 1947, as follows:

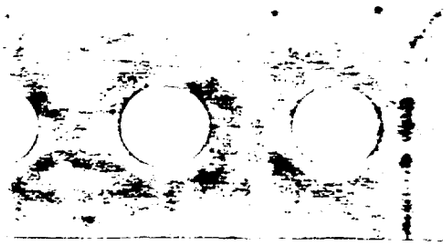
Beginning at a point in the north margin of Due West Avenue at the corner of Lots 26 and 27; thence with the line between said lots, northerly 500 feet to a point; thence westerly 338.42 feet to a corner of Lots 23 and 24; thence with the line between said lots southerly 142.5 feet to a corner of a part of Lot No. 24 that was conveyed to Roy L. Sears and wife, by deed from Samuel C. Christian and wife, of record in Book 2401, page 55, Register's Office for said County; thence with Sears' northerly line easterly 10 feet to a point; thence southerly 357.5 feet to a point in the north margin of Due West Avenue, easterly 277.47 feet to the point of beginning.

Being the same property conveye ' to Jack J. Linneman, Betty Jo Linneman and William Eugene Linneman, each as to an undivided 1/3 interest, as tenants in common, by deed from Luther E. Cantrell, Jr., Trustee, of record in Book 7720, page 645, Register's Office for Davidson County, Tennessee.

exa

3113 07/18 0101 03CHECK 679.00









OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9410 PAGE 296

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
180000.00
CON TX 666.00
PRFEE 1.00
WDEED 12.00
TOTAL 679.00
CHECK 679.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/18/94 01 15:23 0001 8113

72164

IDENTIFICATION REFERENCE

94 JUL 18 PM 3:24

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY, TN.

No. 814706