BOOK 9425 PAGE 636

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) (Title No: 35537)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 198000.00

Affiant

Sworn and subscribed before me this
28th day of July, 1994.

Notary Public

My Comm. Expires: 1/27/96

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
James Hayden Nicholas 404 Valley Trace Drive Nashville, Tennessee 37221	SunTrust Mortgage, Inc. P. O. Box 100100 Atlanta, Ga 30348	143-6A-70

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 consideration, the receipt of which is hereby acknowledged, the undersigned **Rhonda Marko, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James Hayden Nicholas, a single person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot no. 36 on the plan of Phase Two, Harpeth Trace Estates, of record in Book 5200, Pages 556, 557 and 558, Register's Office for said County.

SAID Lot No. 36 fronts 83.87 feet on the northeasterly margin of Valley Trace Drive and extends back 130.50 feet on the northwesterly line and 129. 31 feet on the southeasterly line to a dead line in the rear, measuring 59.20 feet thereon.

BEING the same property conveyed to Rhonda L. Marko, unmarried, by deed from Murray Jay Haber and spouse, Judith V. Haber of record in Book 8711, Page 664, Register's Office for Davidson County, Tennessee.

SUBJECT to Covenants, Conditions and Restrictions of record in Book 5380, Page 357, Book 6094, Page 718, Book 5120, Page 208, said Register's Office.

Rhonda Marko and Rhonda L. Marko are one and the same person.

77364
IDENTIFICATION REFERENCE
94 AUG -2 PM 1:38
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

This is improved property, known as: 404 Valley Trace Drive, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of July, 1994.

Rhonda Marko

Rhonda Marko

State of Tennessee
County of Davidson

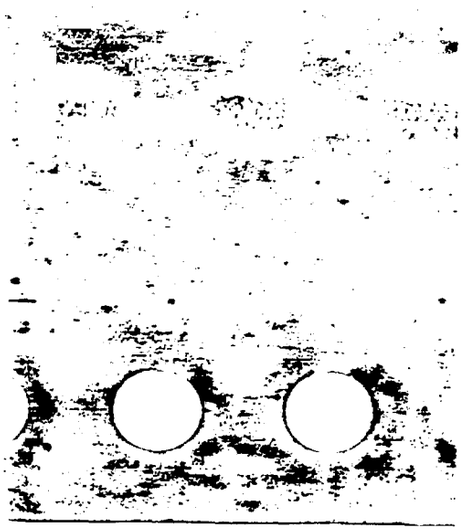
On this 28th day of July, 1994, before me the undersigned authority, personally appeared **Rhonda Marko**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

My Commission Expires: _____

Notary Public

3682 0801 01 03CHECK 741-60



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

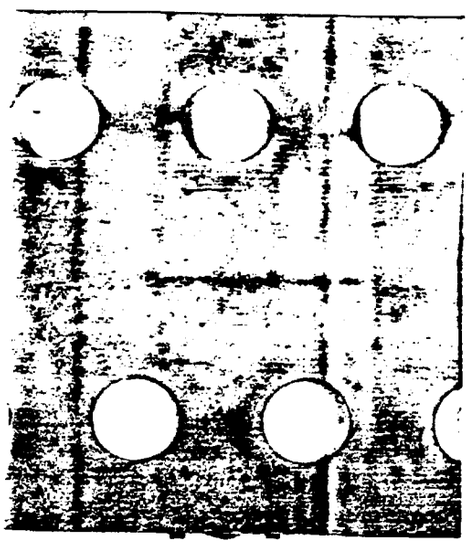
RECEIVED OF _____

FOR _____

BOOK 9425 PAGE 637

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
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 198000.00

CON TX	732.60
PRFEE	1.00
WDEED	8.00
TOTAL	741.60
CHECK	741.60

08/02/94 01 13:38 0001 3682

77364
IDENTIF. & REFERENCE

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

No. 820206