BOOK 9435 PAGE 594

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 87,500.00

James David Nickle
Affiant

Subscribed and sworn to before me, this 11th day of August 1994

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JAMES DAVID NICKLE 1302 Woodland Street Nashville, Tennessee 37206	CTX MORTGAGE COMPANY 5200 Maryland Way Suite 108 Brentwood, Tennessee 37027	MAP 83-9 PARCEL 164

7458 08/12 0101 03CHECK 332.75

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY SEVEN THOUSAND FIVE HUNDRED AND NO/100---------- ($ 87,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , RUSTY LAWRENCE, MARRIED

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto JAMES DAVID NICKLE, UNMARRIED

hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING part of Lots Nos. 2 and 3 on the Plan of E.S. Priest's Subdivision as of record in Book 161, page 43, Register's Office for Davidson County, Tennessee.

BEGINNING at a point on the southerly margin of Woodland Street, formerly Lindsley Avenue, 50.5 feet easterly from 13th Street, the northeast corner of Lot No. 1 in said subdivision; thence southwardly with the dividing line between Lot Nos. 1 and 2, 186 feet 8-1/2 inches, to an alley; thence eastwardly with said alley, 53.0 feet; thence in a northerly direction corssing the dividing line between said Lot Nos. 2 and 3 at a point 53.0 feet from Woodland Street, in all 193 feet 5-1/2 inches, more or less, to Woodland Street; thence westwardly with Woodland Street, 49.5 feet, to the beginning.

BEING the same property conveyed to Rusty Lawrence, unmarried, by deed from Dennis Walker and wife, Pamela B. Walker, of record in Book 8018, page 896, Register's Office for Davidson County, Tennessee.

SUSAN TOLMIE , spouse of Rusty Lawrence, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 1302 Woodland Street, Nashville, Tennessee 37206

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___, his heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha s good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of E.S. Priest's Subdivision of record in Book 161 , page 43 , Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTs and binds himself, his heirs and representatives to warrant and forever defend the title to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 11th day of August, 19 94.

RUSTY LAWRENCE

SUSAN TOLMIE

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 RUSTY LAWRENCE and SUSAN TOLMIE, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of August, 19 94.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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 this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

80791
IDENTIF. & REFERENCE

94 AUG 12 AM 10:06
REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9435 PAGE 596

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 87500.00
CON TX 323.75
PRFEE 1.00
MTEED 8.00
TOTAL 332.75
CHECK 332.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/12/94 01 10:06 0001 7458

80791

IDENTIF. & REFERENCE

94 AUG 12 AM 10:06

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 823926