STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $[illegible]00.00.

Affiant

My Commission Expires: 4/21/96

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JANUARY, 1996.

Notary Public

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Bobby D. Davis, Attorney
Madison Title Company
2021 Gallatin Road North
Madison, Tennessee 37115

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Michael E. Walker, Trustee 107 N. CUMBERLAND LEBANON, TN. 37087	SAME AS NEW OWNER	Map 62-5 Pars 28,29,30 and 31

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, **JAMES E. NICHOLS, a single man**, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey unto the said **MICHAEL E. WALKER, TRUSTEE**, (the "Grantee"), his successors and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennesee, being Lot Nos. 80, 81, 82 and 83 on the Plan of Riverview Subdivision, of record in Plat Book 547, pages 93, 94 and 95, said Register's Office, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James E. Nichols, by deed from Jim Stevens, etal, of record in Book 7070, page 354, Register's Office, Davidson County, Tennessee.

3227 01/19 0101 03CHECK 97.80

This is unimproved property.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, his successors, heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, his successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

26437
IDENTIFICATION REFERENCE
95 JAN 19 AM 10:24
FILED
REGISTER
DAVIDSON COUNTY, TN.

WITNESS my hand this the 17th day of January, 1995.

James E. Nichols
JAMES E. NICHOLS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

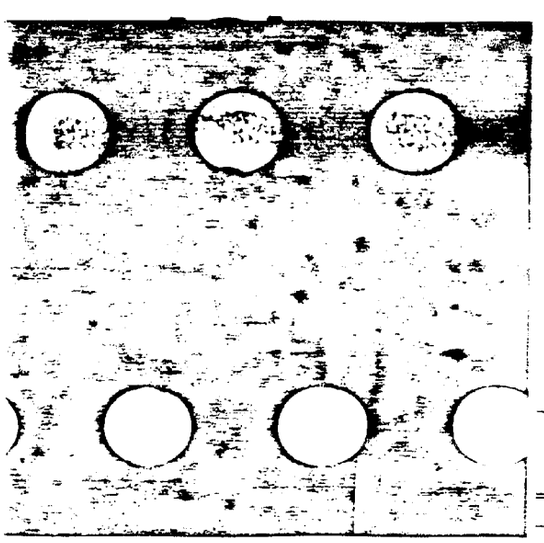
Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, James E. Nichols, a single man, the within named bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 17th day of January, 1995.

Dianne M. Cathey
NOTARY PUBLIC

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 4/21/96



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9574 PG 77

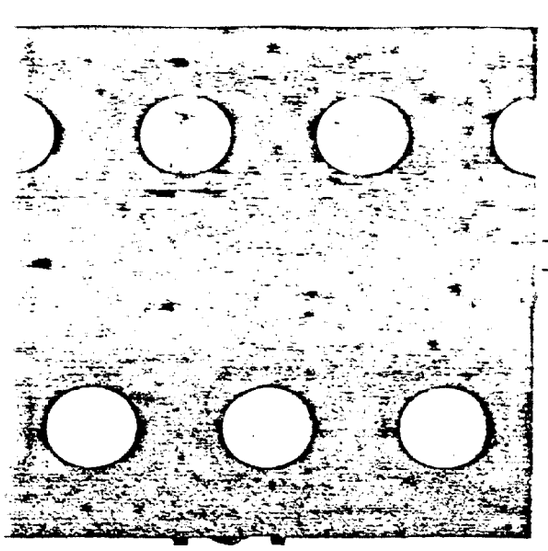
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	24000.00
CON TX	88.80
PRFEE	1.00
WDEED	8.00
TOTAL	97.80
CHECK	97.80

01/19/95 01 10:23 0001 3227

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



26437
IDENTIF. # REFERENCE

95 JAN 19 AM 10:24
REGISTER
DAVIDSON COUNTY, TN.

No. 873051