STATE OF TENNESSEE
COUNTY OF Davidson

5775-M

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 19 95.

Notary Public

MY COMMISSION EXPIRES: 11-20-96

BOOK 9638 PG 197

THIS INSTRUMENT WAS PREPARED BY

J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David W. Nicks	Fleet Mortgage Corp.	73-11, Parcel 69
(NAME)	(NAME)	
2319 A&B Dundee Lane	783 Old Hickory Blvd.	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37214	Brentwood, TN 37027	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Claudia Emerson Tomasso, Heir of Mary K. Nicks

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David W. Nicks, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 119 on the Plan of Sunset View, Section 1, as of record in Book 2663, pages 27 and 28, Register's Office for said County.

Said Lot No. 119 fronts 75 feet on the southerly side of Dundee Lane and runs back 181.2 feet on the easterly line and 220 feet on the westerly line to a dead line, measuring 91.4 feet thereon.

BEING the same property conveyed to Mary K. Nicks by deed from C. H. Nicks and wife, Mary K. Nicks, filed of record in Book 4594, page 344, Register's Office for Davidson County, Tennessee; the said Mary K. Nicks having since died and pursuant to her Last Will and Testament, the property vests in her children, David Wesley Nicks and Claudia Emerson Tomasso.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 2319 A & B Dundee Lane, Nashville, Tn. 37214

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs 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 her hand this 30th day of March, 19 95.

Claudia Emerson Tomasso

Claudia Emerson Tomasso

5775-M

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STATE OF MASSACHUSETTS
COUNTY OF Worcester :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

Claudia Emerson Tomasso, Heir of Mary K. Nicks

the bargainor, 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 and official seal at Southboro, Massachusetts,

this 30th day of March, 1995.

My commission expires 10/2/95

Notary Public

48869

IDENTIFICATION REFERENCE

RECEIVED FOR RECORD 1995 APR 05 P 1:31 WORCESTER DEEDS

174.00

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

RECEIVED OF _____

FOR _____

BOOK 9638 PG 199

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 50000.00
CON TX 185.00
PRFEE 1.00
WDEED 8.00
TOTAL 194.00
CHECK 194.00

04/05/95 01 11:13 0001 7915

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48869
IDENTIFICATION REFERENCE

95 APR -5 AM 11:

DAVIDSON COUNTY

No. 897438