THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994 Box 44	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater for this transfer is $93,000.00. **AFFIANT** Subscribed and sworn to before me, this 28th day of April, 1995. Notary Public My Commission Expires: 2/4/98

Address New Owners As Follows: Barry R. Smith, 113 Park Circle, Nashville, TN 37205

Send Tax Bills To: The Bank of Nashville, 401 Church Street, Nashvile, TN 37219-0376

Map-Parcel Number: 104-9G-16CO, 26W 09940

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL D. NICHOLS AND WIFE, KIMBERLY SUE NICHOLS**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **BARRY R. SMITH,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 16 Park Circle Condominiums, as shown in Exhibit B to the Master Deed establishing a Horizontal Property Regime of Park Circle Condominiums of record in Book 6809, page 610-620, Register's office for Davidson County, Tennessee, along with an undivided interest in the common elements thereto of 1.96078%, and subject to all terms and conditions of said Master Deed and By-Laws establishing a Horizontal Property Regime for Park Circle Condominiums, of record in Book 6809, page 596, and following, in said Register's Office.

Being the same property conveyed to Michael D. Nichols and wife, Kimberly Sue Nichols by deed from BancBoston Mortgage Corporation of record in Book 8378, page 605, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1995 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2 Master Deed establishing a Horizontal Property Regime of record in Book 56809, page 569, Register's Office for said County.

3. Matters shown on the Plan of record in Book 6809, pages 610-620, Register's Office for said County.

4. Easement for abutting property owners to use an alley contained in an instrument of record in Book 465, page 570, Register's Office for said County.

5. The following easements affect the property owned by the Condominium but not necessarily the units and related to a portion of the premises condemned for the construction of I-440, as follows: Book 4879, page 461, and Book 5967, page 451, Register's Office for said County.

This is improved property known as 113 Park Circle, Nashville, TN 37205

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; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person 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 our hands this 28th day of April, 1995.

Michael D. Nichols

Kimberly Sue Nichols

95 APR 28 PM 4:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

56026
IDENTIF. ↑ REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL D. NICHOLS AND WIFE, KIMBERLY SUE NICHOLS** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

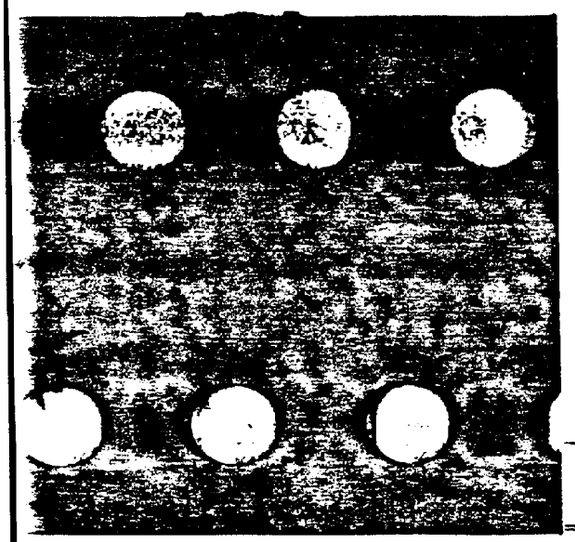
WITNESS my hand, at office, this 28th day of April, 1995.

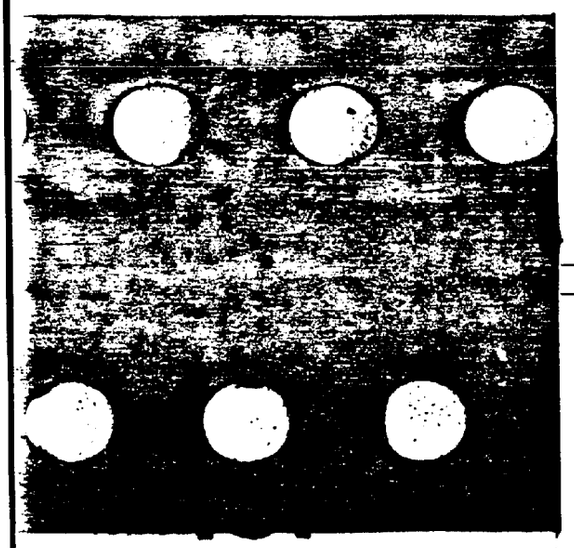
Notary Public

My Commission Expires: 7/22/95

WESLEY D. TURNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

5781 04/28 0101 03CHECK 353.10





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9658 PG 236

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 93000.00
CON TX 344.10
PRFEE 1.00
WDEED 8.00
TOTAL 353.10
CHECK 353.10

04/28/95 01 16:03 0001 5781

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56026
IDENTIF. ↑ REFERENCE

95 APR 28 PM 4:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 905218