FORM NO. WD-1

BOOK 9677 PG 70

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Sandra Gale Webb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF May 19 95

Agatha T. Shaffer
Notary Public

MY COMMISSION EXPIRES: 9/26/98

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Roland M. Lowell, Atty 20th Floor First American Center Nashville, TN 37238
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER.	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP PARCEL NUMBERS
Jeffery D. Nichols and Sandra Gale Webb (NAME)	same (NAME)	P/O 10-00
7530 Whites Creek Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	23
Joelton, TN 37080 (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, Van E. Hamlett, a widower

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffery D. Nichols and Sandra Gale Webb

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:

Beginning at a concrete monument in the northerly margin of Greer Road, said monument being located 363 feet, more or less, from the centerline of Ivy Point Road; thence, with a new line severing the Van E. Hamlett property, N 34 degrees 23' 46" W 1,143.07 feet to an iron pin; thence, S 89 degrees 58' 05" E 826.77 feet to an iron pin in the line of Serino; thence S 04 degrees 30' 00" W 860.68 feet to a concrete monument in the northerly margin of Greer Road, being the southwest corner of the Serino property; thence with the northerly margin of Greer Road S 53 degrees 15' 59" W 141.64 feet to the point of beginning, and containing 10 acres, more or less, according to a drawing by Bruce Rainey & Associates, dated October 11, 1994, Job No. 94-0376 (the foregoing description including the Lot shown on the plat of the 1 Lot Subdivision of the Van Hamlett property.

Being a portion of the same property conveyed to Van E. Hamlett and wife Virginia C. Hamlett, by Warranty Deed from Mrs. Willie Mai Binkley Field and Mrs. Gertrude Binkley Greer of record in Book 3983, Page 550, Register's Office for Davidson County, Tennessee.

unimproved { } This is improved { X } property, known as 2711 Greer Road Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 16th day of May, 19 95

Van E. Hamlett
Van E. Hamlett

BOOK 9677 PG 71

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Maurice A. Moffitt, a Notary Public in and for said County and State, the within named

Van E. Hamlett, a widower

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of May, 1995.

Commission Expires 1-25-97

Maurice A. Moffitt, Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

2931 05/19 0101 03CHECK 416.00

0062498

IDENTIF. ↑ REFERENCE

WARRANTY DEED

FROM

Van E Hamlett

TO

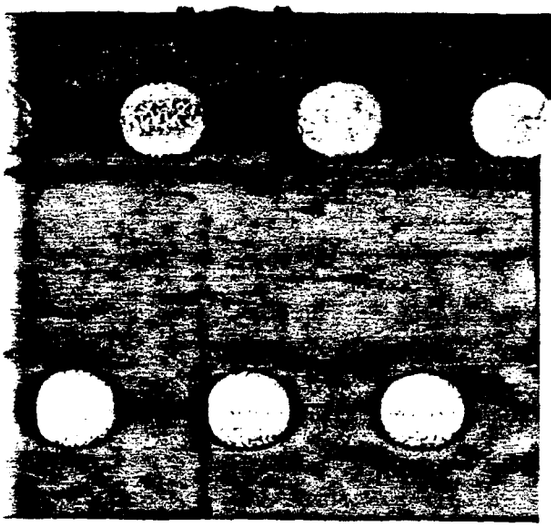
Jeffrey D. Nichols and
Sandra Gale Webb

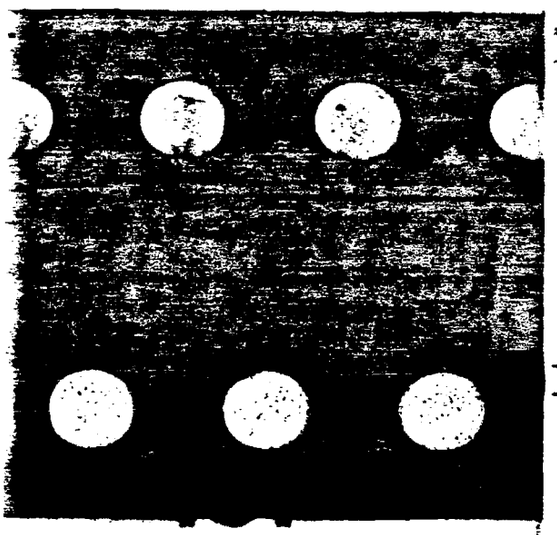
95 MAY 19 PM 4:12

FELIX Z. ROBINSON II REGISTER
DAVIDSON COUNTY, TN.

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101





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

RECEIVED OF _____

FOR _____

BOOK 9677 PG 72

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 110000.00
CON TX 407.00
PRFEE 1.00
WDEED 8.00
TOTAL 416.00
CHECK 416.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/17/95 01 15:14 0001 2931

0062498
IDENTIF. ↑ REFERENCE

95 MAY 19 PM 4:12

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 912279