This Instrument Prepared By:
Clement, Gibson & Gregory
Suite 600, 200 Fourth Avenue, North
Nashville Tennessee 37219

Box 40-A

BOOK 9693 PG 724

ADDRESS NEW OWNER:
Steve Taylor and wife,
Deborah Taylor
P. O. Box 150265
Nashville, Tennessee 37215

SEND TAX BILL:
Owner

MAP AND PARCEL:
MAP 104-13-0
PARCEL 79.00

MORTGAGEE:
Third National Bank in Nashville
P. O. Box 305110
Nashville, Tennessee 37230-5110

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the herein named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Helen Fielder Nichol, Harry G. Nichol, Jr., and William Stephen Nichol ("Grantors"), have bargained and sold, and by these presents do hereby transfer and convey unto Steve Taylor and wife, Deborah Taylor ("Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> A certain lot or parcel of land situated, lying and being in the City of Nashville, County of Davidson, State of Tennessee, as follows:
>
> Being Lot No. 14 on the plat of Myrtlewood, Bransford Realty Company's Subdivision of a part of the S. W. Berger Property, as of record in Book 547, Page 106, Register's Office for said County.
>
> Being the same property conveyed to Harry G. Nichol by deed from Jacob Goldberg, a widower, of record in Book 1969, page 211, Register's Office for Davidson County, Tennessee, the said Harry G. Nichol having since died. The property is vested in Helen Fielder Nichol as to a Life Estate with a remainder interest to Harry G. Nichol, Jr., and William Stephen Nichol, each a one-half (1/2) interest under the Will of Harry G. Nichol, deceased, of record in Will Book 149, page 374 in the Probate Court Clerk's Office for Davidson County, Tennessee.

This is improved property known as 218 Leonard Avenue, Nashville, TN.

This conveyance is made subject to real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantees, their heirs, successors and assigns, forever; and Grantors do covenant with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantors do further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to the Property to Grantees, their heirs, successors and assigns, against

the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 6th day of June, 1995.

Helen Fielder Nichol

Harry G. Nichol, Jr.

William Stephen Nichol

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Helen Fielder Nichol, Harry G. Nichol, Jr., and William Stephen Nichol, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 6th day of June, 1995.

Notary Public

My Commission Expires: 9/16/95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $190,000.00.

AFFIANT

Subscribed and sworn to before me
this 6th day of June, 1995.

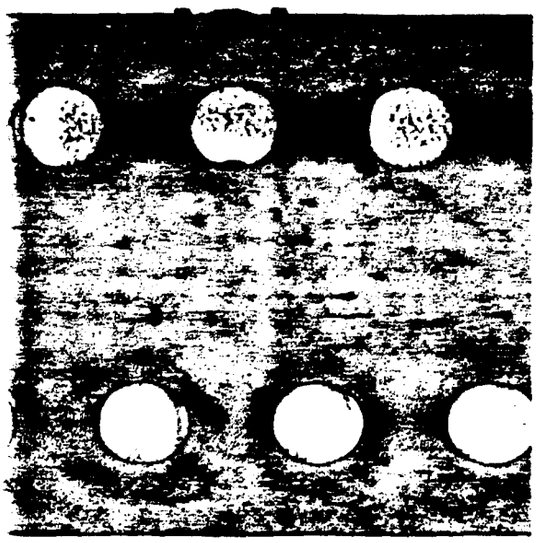
Notary Public

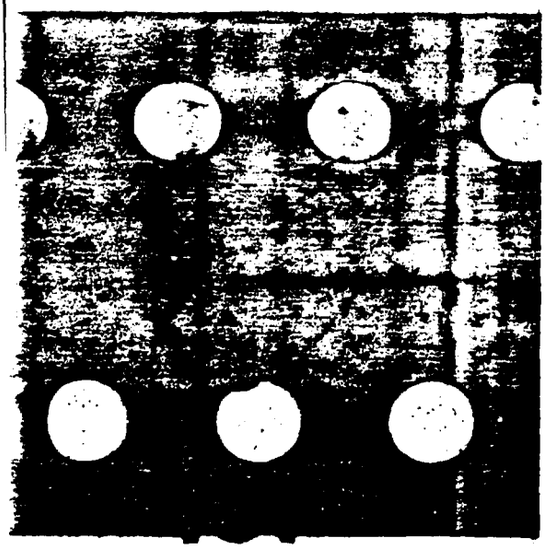
My Commission Expires: 9/16/95

0067700
IDENTIF. & REFERENCE

95 JUN -7 AM 10:07
FELIX A. NELSON II REGISTER
DAVIDSON COUNTY, TN.

3623 06/07 0101 03CHECK 712.00





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

RECEIVED OF _____

FOR _____

BOOK 9693 PG 726

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	
				190000.00
			CON TX	703.00
			PRFEE	1.00
			MDEED	8.00
			TOTAL	712.00
			CHECK	712.00
06/07/95	01		10:08 0001	8623

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0067700
IDENTIF. # REFERENCE

95 JUN -7 AM 10:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 917909