BOOK 9763 PG 882

This instrument prepared by: Sam M. Balthrop
BALTHROP & PERRY ATTORNEYS
102 Frey Street, P.O.Box 82
Ashland City, TN 37015

Alice Bailey Maddux White,
a widow and unmarried

TAX PARCEL: 117-3-56

TO:
Michael D. Nichols and wife,
Kimberly S. Nichols
2001 Cedar Lane
Nashville, Tennessee 37212

SEND TAX BILLS TO SAME

95 AUG 16 AM 9:57
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. → REFERENCE 0090052

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Alice Bailey Maddux White, a widow and unmarried, Grantor herein; have bargained and sold and by these presents do convey unto Michael D. Nichols and wife, Kimberly S. Nichols, Grantees herein, their heirs and assigns, the following described property:

3060 08/16 0101 03CHECK 619.13

LAND in Davidson County, Tennessee, being parts of Lots Nos. 21 and 22 on the Map of a part of R. M. Atkinson's lots on Cedar Lane, not of record, and more particularly described according to a survey prepared by T. R. Sanford on February 25, 1953, as follows:

BEGINNING at a southwest corner of Cedar Lane and a 50-foot unnamed street, later call Hazelwood Avenue, now Primrose Avenue, as shown on the Plan of Belmont Terrace Annex No. 4, of record in Book 974, page 97, Register's Office for said County; thence with the southerly margin of Cedar Lane, westerly 92 feet to the corner of Lots Nos. 21 and 22; thence southerly along Allen's easterly line 200 feet to an iron pin; thence eastwardly 87 feet to a point in the westerly margin of Hazelwood Avenue, now Primrose Avenue; thence with the margin of said Avenue, north 11 deg. 15' east 200 feet to the point of beginning.

BEING the same property conveyed to Jackson B. White, III., and wife, Alice Bailey Maddux White, by deed of record in Deed Book 2961 at page 77, Register's Office for Davidson County, Tennessee.

The said Jackson B. White, III, died on January 6th, 1995, and Grantor acquired title as surviving tenant by the entirety.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs and assigns forever. I do covenant with Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered unless otherwise herein set forth. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real property unto the Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand this the 10th day of August, 1995.

Alice Bailey Maddux White
ALICE BAILEY MADDUX WHITE

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, a Notary Public in and for said State and County, ALICE BAILEY MADDUX WHITE, the within named 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, at office, this the 10th day of August, 1995.

Sam M. Balthrop
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 8-10-98

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is ~~$170,000.00~~ 164,900.00 MV

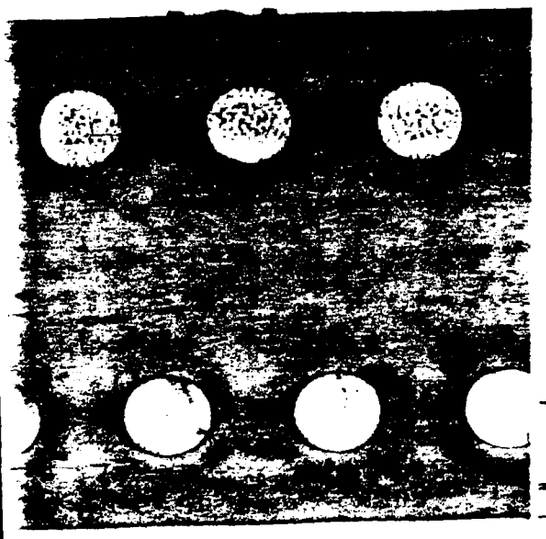
M. L. D. Nicks
GRANTEE

SWORN TO AND SUBSCRIBED before me this the 10th day of August, 1995.

Sam M. Balthrop
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:



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

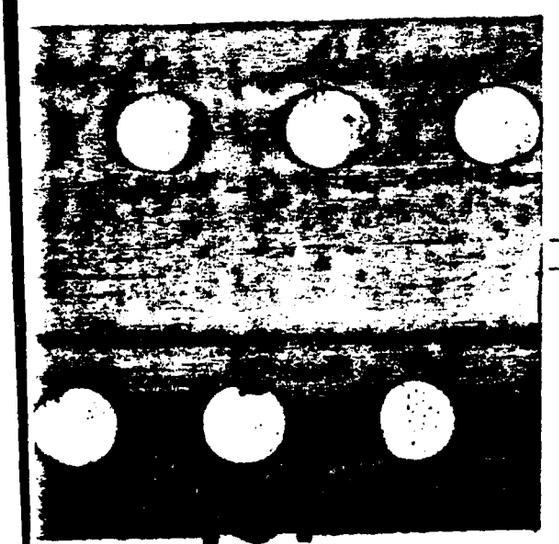
RECEIVED OF _____

FOR _____

BOOK 9763 PG 884

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
164900.00
CON TX 610.13
PRFEE 1.00
MDEED 8.00
TOTAL 619.13
CHECK 619.13

08/16/95 01 10:00 0001 3060

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0090052
IDENTIF. ↑ REFERENCE

95 AUG 16 AM 9:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 942037