Box 5

BOOK 9885 PG 837

STATE OF TENNESSEE
DAVIDSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF December, 19 95

Notary Public

MY COMMISSION EXPIRES: 1/25/97

(AFFIX SEAL)

Michael T. Haley, Atty. THIS INSTRUMENT WAS PREPARED BY
SMS/Strategic Mortgage Services, Inc. 1100 Kermit Dr. #206 Nashville, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Send Tax Bills:	MAP-PARCEL NUMBERS
Stewart E. Nicholson et ux (NAME)	Same (NAME)	131-2-A-45
916 Oak Valley Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37220 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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, Brian Edwin Nicholson and wife, Sandra Nicholson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS TO TRANSFER AND CONVEY UNTO Stewart E. Nicholson and wife, Jean H. Nicholson

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:

Unit No. I-10 in a Horizontal Property Regime located on the Plat of Hobbs House Condominium Apartments, of record in Book 5200, page 54, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brian Edwin Nicholson, unmarried, by deed from David H. McCracken, unmarried, dated March 31, 1987, recorded April 1, 1987, in Book 7188, page 963, Register's Office for Davidson County, Tennessee. Sandra Nicholson signs this instrument to convey any and all legal, equitable or marital interest she may have in the above described property.

Subject to the following: 1995 county taxes, which have been assumed by the Grantees; easements, restrictions of record in Book 5200, page 54; and any easements, restrictions, and conditions as may affect the premises.

NOTE: This instrument was prepared from information provided by the parties herein. No title examination was performed, and no warranty is made by the preparer as to the accuracy of the legal description, nor is any opinion of title rendered.

95 DEC 12 AM 9:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0131216
IDENTIFICATION REFERENCE

This is ( ) unimproved (X) improved property, known as 2116 Hobbs Road, Unit I-10 (House Number) (Street) Nashville, TN 37215 (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said trace 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 our hand s this 11th day of December, 19 95

Brian Edwin Nicholson

Sandra Nicholson

STATE OF TENNESSEE
Davidson County

BOOK 9885 PG 838

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

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 11th day of December, 19 95

Notary Public

Commission Expires 1/25/97

STATE OF ~~TENNESSEE~~ GEORGIA
~~Davidson~~ County of Gwinnett

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Sandra Nicholson

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~~ acknowledged that ~~of the~~ she 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 Lawrenceville, Georgia, this 6th day of December 19 95

Notary Public, Gwinnett County, Georgia
My Commission Expires July 15, 1998

Diane R. Eggert
Notary Public

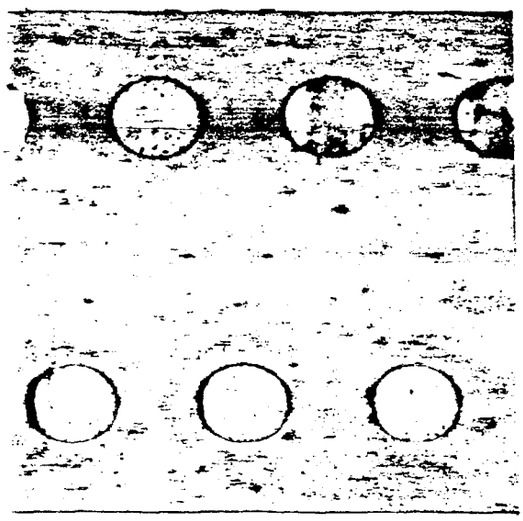
Commission Expires

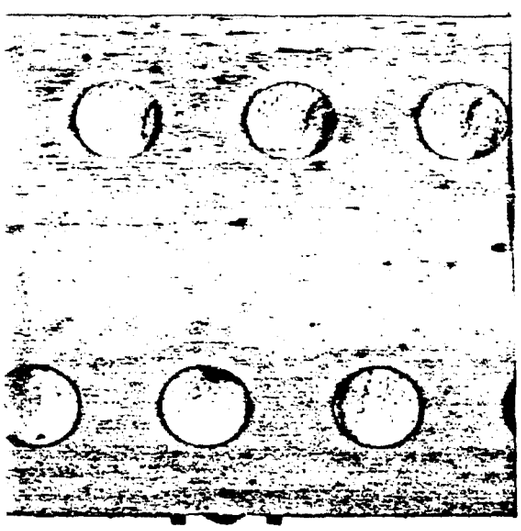
WARRANTY DEED

FROM
Brian Edwin Nicholson and wife,
Sandra Nicholson

TO
Stewart E. Nicholson and wife,
Jean H. Nicholson

7373 12/12 0101 03CHECK 147.75





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9885 PG 839

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 37500.00
CON TX 138.75
PRFEE 1.00
WDEED 8.00
TOTAL 147.75
CHECK 147.75

12/12/95 01 09:45 0001 7373

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0131216
IDENTIF. & REFERENCE

95 DEC 12 AM 9:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 985842