THIS INSTRUMENT WAS PREPARED BY:

STINNETT & WILKINSON
Attorneys at Law
106 Frey Street
Ashland City, Tennessee 37015

File No. N.A.

ADDRESS NEW OWNER(S):

Mark Driver
3698 Highway 49 East
Charlotte, TN 37036

SEND TAX BILLS TO:
Same

MAP: 82-13
PARCEL: 30

1536 01/26 0101 03CHECK 10.48

0144329
IDENTIF. ↑ REFERENCE

96 JAN 26 AM 10:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **MABEL NICHOLSON** and husband, **FRED NICHOLSON**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARK DRIVER**, hereinafter called the Grantee(s), his heirs and assigns, a one-half undivided interest in and to a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

BEING part of Lot No. 183 in McNairy's Mansion House Tract, described as follows: **BEGINNING** on the southerly side of Haslam Street about 208 feet westerly from the westerly margin of Ninth Avenue North, formerly McLemore Street, being John W. Coffer's northwest corner; thence, with his westerly line, southerly 129 feet to the northerly margin of an alley; thence, with said alley, westerly 25 feet; thence northerly parallel with the first line 129 feet to the southerly margin of Haslam Street; thence, with the southerly margin of said Street, easterly 25 feet to the beginning.

BEING a part of the same property conveyed to J. R. Blacksmith and wife, Olivia Blacksmith, by deed from Elmer Askins, of record in Book 1577, Page 215, Register's Office for Davidson County, Tennessee. The said J. R. Blacksmith predeceased Olivia Blacksmith, and she acquired the entire fee as surviving tenant by the entirety. Olivia Blacksmith died testate, a copy of her Will being of record in Will Book 131, Page 300, Probate Clerk's Office for Davidson County, Tennessee. Under said Will, the above described property was devised to the undersigned, Kelley Driver, a one-third interest, B. H. Driver, a one-third interest, and Mabel Nichol, a one-third interest; provided, however, that if any of the three predeceased the Testatrix, the share, or shares, which would have gone to the one, or ones, so predeceasing the Testatrix shall go to the survivor or survivors of the three. B. H. Driver predeceased the Testatrix, therefore the undersigned, Kelley Driver, and Mabel Nichol each receiving a one-half undivided interest in said property.

This is the same description as in the previous deed of record.

Mabel Nichol and Mabel Nicholson are one and the same persons.

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(s), his heirs and assigns, forever; and we do covenant with the said Grantee(s) 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 Grantee(s), his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall be the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 25th day of January, 1996.

Mabel Nicholson
MABEL NICHOLSON

Fred Nicholson
FRED NICHOLSON

****

STATE OF TENNESSEE]
COUNTY OF CHEATHAM]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MABEL NICHOLSON** and husband, **FRED NICHOLSON**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who knowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this 25th day of January, 1996.

James W. Stinnett, Jr.
Notary Public

My Commission Expires: 4-30-96

****

STATE OF TENNESSEE]
COUNTY OF CHEATHAM]

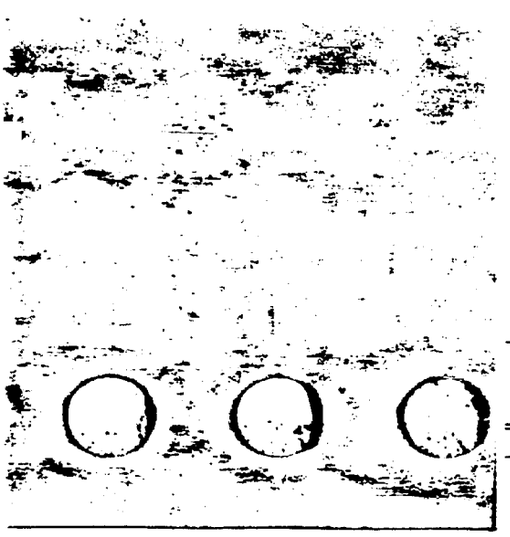
The actual consideration or value, whichever is greater, for this transfer is $375.00.

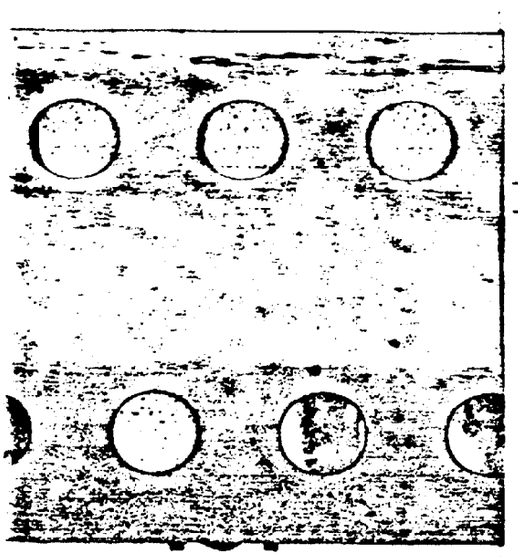
Mark Dunn
Affiant

Sworn to and subscribed before me, this 25th day of January, 1996.

James W. Stinnett
Notary Public

My Commission Expires: 4-30-96





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

RECEIVED OF _____

FOR _____

BOOK 9928 PG 320

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 375.00
CON TX 1.48
PRFEE 1.00
WDEED 8.00
TOTAL 10.48
CHECK 10.48

01/26/96 01 10:45 0001 1536

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0144329
IDENTIF. ↑ REFERENCE

96 JAN 26 AM 10:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 999800