BOOK 10038 PG 569

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $77,500.00

Jean H Nichols
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
DAY OF May 19 96

Aaron Adams
Notary Public

MY COMMISSION EXPIRES: January 24, 1998
(AFFIX SEAL)

AARON ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jean H. Nichols	Same	Map 061-03-0
(NAME)	(NAME)	
1010 Woods Lake Drive		Parcel 185.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Estate of Robert Clarence Bailey, by and through Joyce Bailey Thomas sole heir at law

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jean H. Nichols and husband, Albert D. Nichols

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:

Land in Davidson County, Tennessee, being Lots No. 1 and 2 on the Plan of Inglewood Heights Subdivision of the A. J. Coleman property, of record in Plat Book 1424, page 85, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description of said lot.

Said Lot No. 1 fronts 50 feet on the northerly side of Hayesboro Avenue and extends back between parallel lines 200 feet to a dead line.

Said Lot No. 2 fronts 60 feet on the northerly side of Hayesboro Avenue and extends back between parallel lines 170 feet to a dead line.

Being the same property conveyed to Robert Clarence Bailey and wife, Willie Mae Bailey, by Deed of record in Book 5432, page 628, Register's Office for Davidson County, Tennessee, Willie Mae Bailey having predeceased Robert Clarence Bailey and Robert Clarence Bailey having since died, title now vests in Joyce Bailey Thomas, sole heir at law.

This is not the principal residence of the Grantor.

MAIL ENV.

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
96 MAY -3 AM 10:28

IDENTIF. + REFERENCE 0178228

unimproved ( )
This is improved (XX) property, known as 1101 Hayesboro Avenue, Nashville, TN 37216
(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 _____ hand _____ this 1st day of May, 19 96

Joyce Bailey Thomas
Joyce Bailey Thomas

PG(S) 10038PG570

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joyce Bailey Thomas

the 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 and official seal at Goodlettsville, Tennessee, this 1st day of May, 1996.

Commission expires January 24, 1998

MARION ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Aaron Adams
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

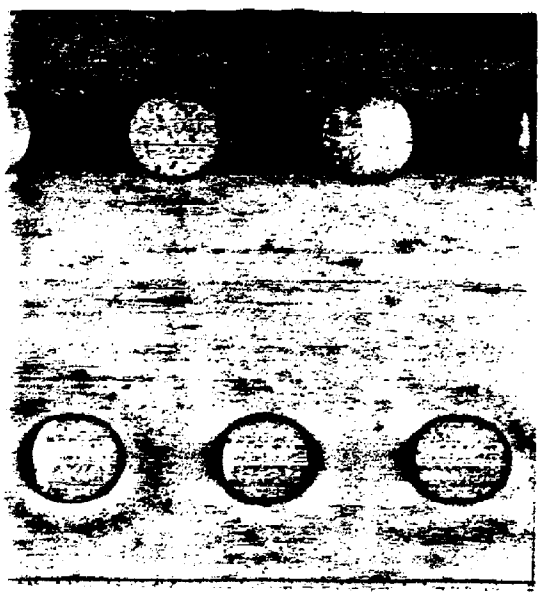
_____
Notary Public

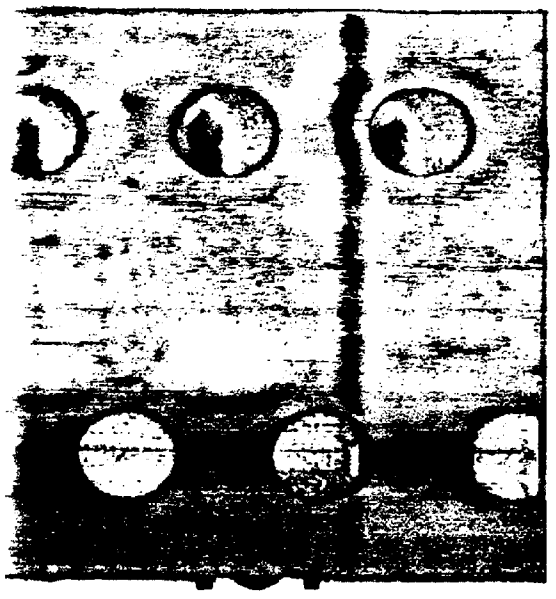
7738 05/03 01:01 03CHECK 295.75

WARRANTY DEED
FROM

TO

RETURN TO:





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ Book 10038 Pg 571

FOR _____

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 77500.00
CON TX 286.75
PRFEE 1.00
WDEED 8.00
TOTAL 295.75
CHECK 295.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0178228
IDENTIF. ← REFERENCE

96 MAY -3 AM 10:28

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1035767