WARRANTY DEED

BOOK 10062 PG 235

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 381,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May 19 96

Notary Public

MY COMMISSION EXPIRES: 5/24/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Donald Nichols (NAME)	SunTrust Bank, Nashville, N.A. (NAME)	MAP 168-8 H
194 Moultrie Park (ADDRESS)	201 4th Avenue North (ADDRESS)	PARCEL 194 CO
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (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, Joe A. Moscheo II and wife, Judy E. Moscheo

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. Donald Nichols, married

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 Lot No. 194 on the Plan of Revised Sugartree, Phase III, of record in Book 5050, pages 67-71, as revised in Book 5316, page 232 Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made and together with an appurtenant, non-exclusive interest in the common and limited common areas shown on said Plan and as provided in the Declaration of Covenants, Conditions, and Restrictions, to which reference is hereby made.

Being the same property conveyed to Joe A. Moscheo II and wife, Judy E. Moscheo, by deed from Phyllis Feldman Katzoff, unmarried, of record in Book 9395, page 801, said Register's office.

Deed of Trust of record in Book 9395, page 804, Register's Office for Davidson County, Tennessee, to secure an indebtedness to Third National Bank in Nashville (now known as SunTrust Bank, Nashville, N.A.) in the original principal amount of $262,400.00. ASSUMED BY THE INSURED.

This conveyance is subject to the following: Taxes for the year 1996 which have been prorated, and payment thereof by acceptance of this conveyance is expressly assumed by Grantees; all matters appearing the plan of record in Book 5050, pages 67-71, as amended in Book 5121, page 89, Book 5169, page 426, Book

CONTINUED

unimproved ( )
This is improved (X) property, known as 194 Moultrie Park, Nashville, Tennessee 37205
(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 our hand s this 24th day of May 19 96

Joe A. Moscheo II

Judy E. Moscheo

LEGAL DESCRIPTION CONTINUATION

5222, page 468, Book 5238, page 93, and Book 5316, page 232; Declaration of covenants, conditions, and restrictions of record in Book 4857, page 157, Book 4874, page 463, Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, and Book 5152, page 401; all of record in the Register's Office for Davidson County, Tennessee.

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 Joe A. Moscheo II and wife, Judy E. Moscheo

the bargainor s with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 24th day of May 19 96.

Commission expires 5/24/97

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 _____

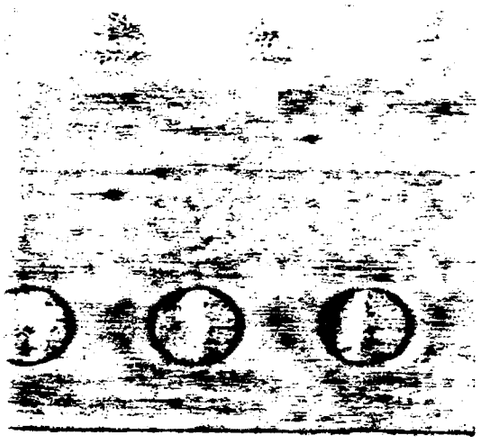
Notary Public

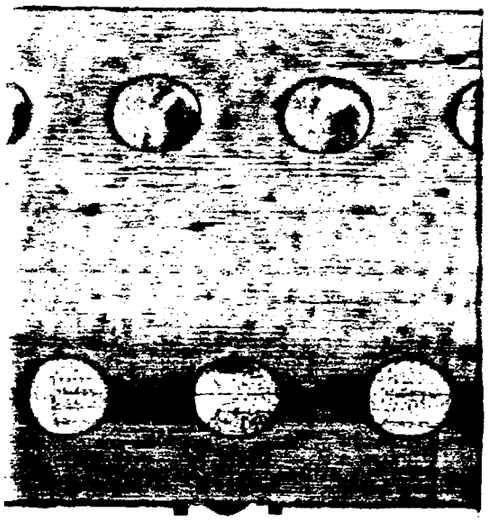
0185574
IDENTIF. & REFERENCE

96 MAY 28 AM 10:48
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

5769 05/23 0101 03CHECK 1425.66





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

RECEIVED OF _____

FOR _____

BOOK 10062 PG 238

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 381800.00
				CON TX 1412.66
				PRFEE 1.00
				WDEED 12.00
				TOTAL 1425.66
				CHECK 1425.66
05/28/96	01			10:50 0001 5769

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0185574
IDENTIF. # REFERENCE

96 MAY 28 AM 10:4[illegible]
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1043689