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This Instrument Prepared By:
Ferris, Warfield & Kennedy
Suite 1900, 424 Church Street
Nashville Tennessee 37219

ADDRESS NEW OWNER:
Clay H. Young and Kelly B. Young
128 Gilman Avenue
Nashville, TN 37205

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
PNC Mortgage Corp. of America
750 Old Hickory Boulevard, Suite 268
Brentwood, TN 37027

MAP AND PARCEL:
MAP 135-5
GROUP
PARCEL 48.00

WARRANTY DEED

BOOK 10069 PG 237

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, H. Gudger Nichols and wife, Mary K. Nichols ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto Clay H. Young and wife, Kelly B. Young ("Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 13 on Block "H" on the Second Revised Plan of Highlands of Belle Meade No. 2 as of record in Book 1130, page 72, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 13 fronts 100 feet on the north side of Gilman Avenue and extends back between parallel lines 210 feet to a dead line.
>
> Being the same property conveyed to H. Gudger Nichols and wife, Mary K. Nichols, by deed from Dr. David Moroney and wife, Cynthia Moroney, of record in Book 6106, page 78, Register's Office for Davidson County, Tennessee.
>
> This description is the same as that which appears in the previous deed.

This is improved property known as 128 Gilman Avenue, Nashville, TN 37205.

This conveyance is made subject to:

1. Metro taxes for 1996, a lien, but not yet due and payable.

2. All matters as shown on the Plan of record in Book 1130, page 72, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantees, their heirs, successors and assigns, forever; and Grantors do covenant with Grantees that Grantors themselves lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the Property to Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural,

the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 10069 PG 238

Witness our hands this the 31st day of May, 1996.

H. Gudger Nichols

H. Gudger Nichols

Mary K. Nichols

Mary K. Nichols

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named H. Gudger Nichols and wife, Mary K. Nichols, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 31st day of May, 1996.

Jane S Mills

NOTARY PUBLIC

My Commission Expires: November 16, 1998

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $230,500.00.

Clay H. Young

AFFIANT

Subscribed and sworn to before me
this 31st day of May, 1996.

Jane S. Mills

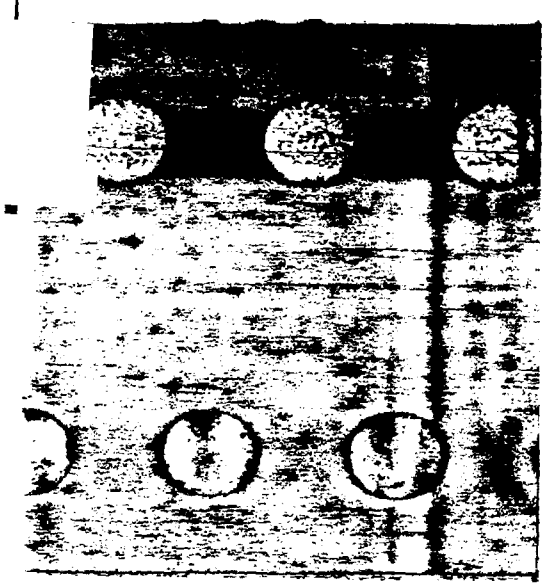
NOTARY PUBLIC

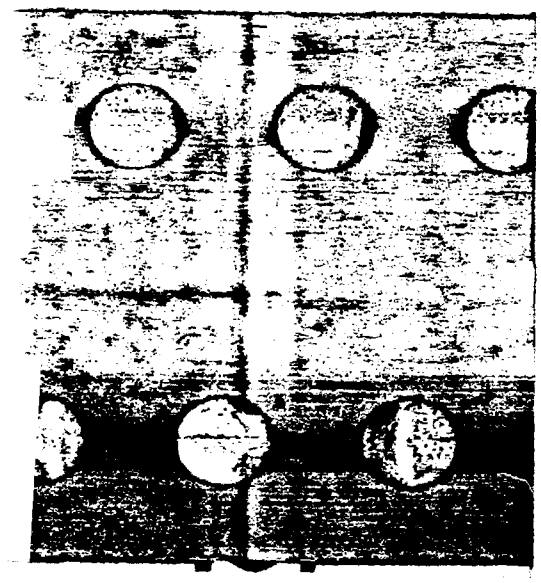
My Commission Expires: November 16, 1998

7921 05/31 0101 03CHECK 861.85

0187592
IDENTIFICATION REFERENCE

96 MAY 31 PM 4:20
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10069 PG 239

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	230500.00
			CON TX	852.85
			PRFEE	1.00
			WDEED	8.00
			TOTAL	861.85
			CHECK	861.85
05/31/96	01	16:24	0001	7921

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0187592
IDENTIF. # REFERENCE

96 MAY 31 PM 4:20

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1045815