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

ADDRESS NEW OWNER:
Mary K. Nichols
5137 Boxcroft Place
Nashville, TN 37205

SEND TAX BILL:
To Owner

MORTGAGEE:
SouthTrust Mortgage Corporation
230 Fourth Avenue, North
Nashville, TN 37202-5150

MAP AND PARCEL:
MAP 116-13
GROUP
PARCEL 143.00

WARRANTY DEED

BOOK 10071 PG 410

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantee named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Mary Braden Thomas, unmarried ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Mary K. Nichols, a married person ("Grantee"), her 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. 10 on the Plan of Boxcroft as of record in Book 4860, page 28, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Mary Braden Thomas by Warranty Deed from Perryman Construction Co., Inc., a Tennessee corporation, in Book 8678, page 471, 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 5137 Boxcroft Place, Nashville, TN 37205.

This conveyance is made subject to:

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

2. Restrictive Covenants of record in Book 4932, page 76, including the right of first refusal, amended of record in Book 4956, page 648, as corrected of record in Book 5430, page 263, Register's Office for Davidson County, Tennessee.

3. By-Laws of The Association of Owners of Boxcroft of record in Book 5365, page 7, said Register's Office.

4. All matters as shown on the Plan of record in Book 4860, page 28, said Register's Office.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor does covenant with Grantee that Grantor herself lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind myself, my heirs, successors and representatives, to warrant and forever defend the title to the

Property to Grantee, her 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.

Witness my hand this the 31st day of May, 1996.

Mary Braden Thomas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Mary Braden Thomas, unmarried, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 31st day of May, 1996.

James S. Potts
NOTARY PUBLIC

My Commission Expires: November 18, 1998

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 10071 PG 411

The actual value or consideration, whichever is greater, for this transfer is $449,900.00.

Mary K. Nichols
AFFIANT

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

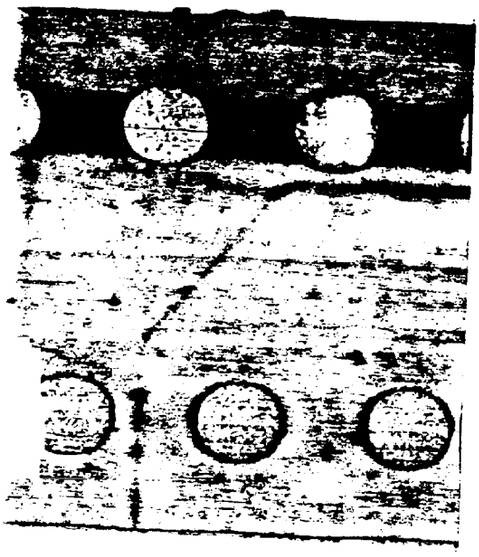
James S. Potts
NOTARY PUBLIC

My Commission Expires: November 18, 1998

0188191
IDENTIFICATION REFERENCE

96 JUN -3 PM 3:58
REGISTER
DAVIDSON COUNTY, TN.

3544 06/03 2101 03CHECK 1673.63



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

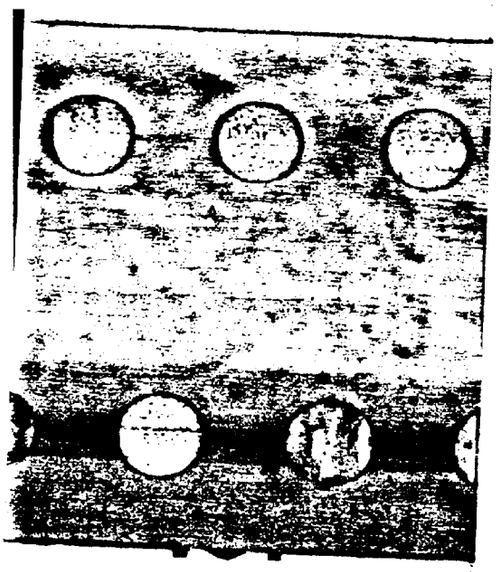
RECEIVED OF _____

FOR _____

BOOK 10071 PG 412

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 449000.00
CON TX 1664.63
PRFEE 1.00
WDEED 8.00
TOTAL 1673.63
CHECK 1673.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 8544

0188191
IDENTIF. ↑ REFERENCE

96 JUN -3 PM 3:58

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 104643