BK/10109/673

0199921

IDENT. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (mn) Title No: 37919
Dav. Co. File: Box 8

96 JUL -3 AM 10:58

DAVIDSON COUNTY REGISTER

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael Holzman Carol Holzman 404 Valley Trace Drive Nashville, TN 37221	NationsBanc Mortgage Corporation P. O. Box 353 Louisville, KY 40201-0358

TAX MAP-PARCEL NUMBERS: 143-6-A-070

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Hayden Nicholas, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael Holzman and spouse, Carol Holzman,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No 36 on the Plan of Phase Two, Harpeth Trace Estates of record in Book 5200, Page 556-558, Register's Office for said County.

Said Lot No. 36 fronts 83.87 feet on the northeasterly margin of Valley Trace Drive and extends back 130.50 feet onthe northwesterly lines and 129.31 feet on the southeasterly line to a dead line in the rear, measuring 59.20 feet thereon.

Being the same property conveyed to James Hayden Nicholas by deed from Rohonda Marko, a single person, of record in Book 9425, Page 636, Register's Office for Davidson County, Tennessee.
This is improved property, known as: 404 Valley Trace Drive, Nashville, TN 37221

Diane Nicholas, spouse of James Hayden Nicholas, joins in the conveyance solely for the purpose of waiving any marital right she might have in the subject property.

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of June, 1996.

James Hayden Nicholas

Diane Nicholas

State of Tennessee
County of Davidson

On this 18th day of June, 1996, before me the undersigned authority, personally appeared **James Hayden Nicholas and Diane Nicholas**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 143,500.00

Affiant

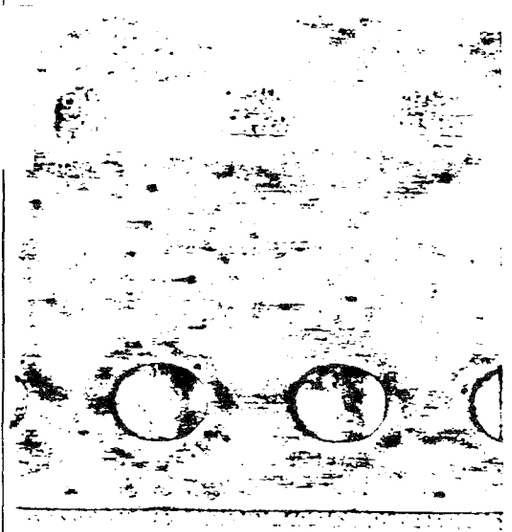
Sworn and subscribed before me on the 1st day of July, 1996

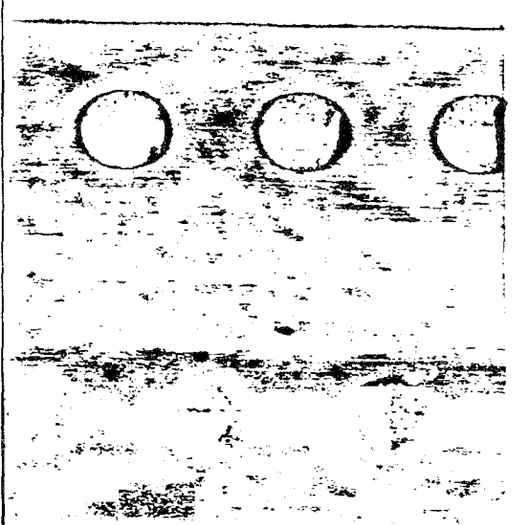
Notary Public

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

RECEIVED FOR RECORD 96 JUL 03 AM 8:45 907495





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10109 PG 675

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 243500.00
				CON TX 900.95
				PRFEE 1.00
				MDEED 8.00
				TOTAL 909.95
				CHECK 909.95
			07/03/96 01	11:01 0001 1235

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0199921
IDENTIFICATION REFERENCE

96 JUL -3 10:58

REGISTER
DAVIDSON CO., TN.

No. 1058965