10122

BOOK 10122 PG 12

STATE OF TENNESSEE 96-1499
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF July, 19 96.

Notary Public Janis L. Duree

MY COMMISSION EXPIRES: 5/23/98

THIS INSTRUMENT WAS PREPARED BY
Escrow Corporation, 315 West Main Street, Hendersonville, Tennessee 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS: Roxanne M. Tate	SEND TAX BILLS TO: FT MORTGAGE COMPANIES	MAP-PARCEL NUMBERS 86-16
(NAME) 4212 Valley Grove Drive	(NAME) P. O. BOX 146	39
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, TN 37076	(STREET ADDRES) Memphis, TN 38101	4D 12752
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Milton Nicholson and wife, Phaz S. Nicholson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roxanne M. Tate, unmarried

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:

Being Lot No. 3 on the Plan of Plan of Valley Grove, Section 1, Revised, of record in Plat Book 5200, page 388, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Milton Nicholson and wife, Phaz S. Nicholson by deed from Malcolm Dee Campbell and wife, Judy G. Campbell and Timmy W. Lorance, filed of record in Book 9051, page 135, Register's Office for Davidson County, Tennessee.

D2203982
IDENTIFICATION REFERENCE

96 JUL 16 AM 10:20
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 4212 Valley Grove Drive, Hermitage, TN 37076

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 their hands this 12th day of July, 19 96.

Milton Nicholson

Phaz S. Nicholson

96-1499

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the Milton Nicholson the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Hendersonville Tennessee on this the 12th day of July, 19 96.

My commission expires 5/23/98

_____
Notary Public Janis L. Duree

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named

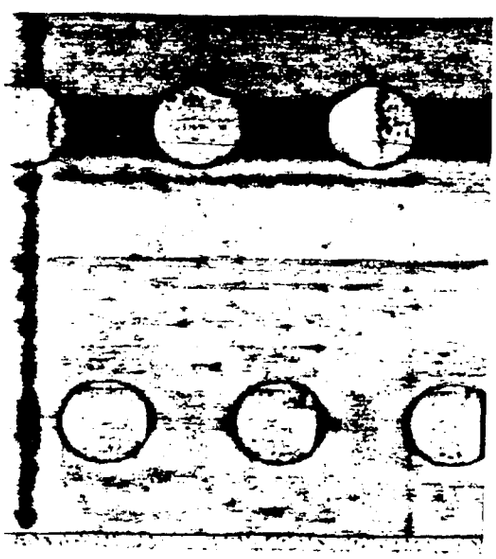
Milton Nicholson and wife, Phaz S. Nicholson

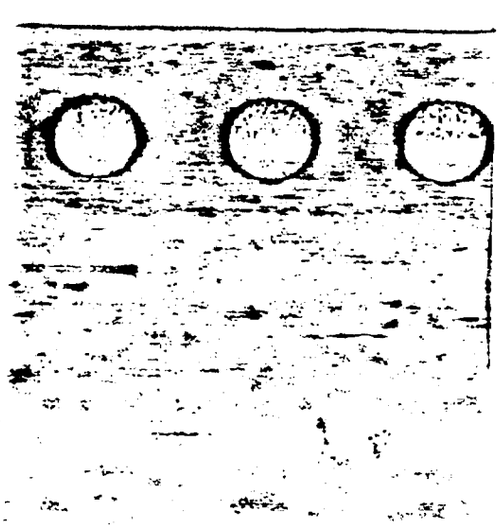
the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville Tennessee, this 12th day of July, 19 96.

My commission expires 5/23/98

_____
Notary Public Janis L. Duree

REC'D FOR REC'D 96 DEC 27 PM 3:15





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

RECEIVED OF _____

FOR _____

BOOK 10122 PG 14

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

CONT	71500.00
CONTTX	264.55
PRFEE	1.00
MTGFEE	9.00
TOTAL	273.55
CHECK	273.55

07/15/96 01 10:25 0001 5680

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0203982
IDENTIF. # REFERENCE

96 JUL 16 AM 10:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1063350