BOOK 10309 PG 786

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 132,900.00

Michael W. Nichols
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December 19 96

Notary Public

MY COMMISSION EXPIRES 7/25/00
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
MICHAEL W. NICHOLS (NAME)	COMMUNITY MORTGAGE CORPORATION (NAME)	MAP 42-16
414 HICKORY CHASE DRIVE (ADDRESS)	142 TIMBER CREEK DRIVE (ADDRESS)	GROUP A
MADISON, TN 37115 (CITY) (STATE) (ZIP)	CORDOVA, TN 38018 (CITY) (STATE) (ZIP)	PARCEL 10.00 CO

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, DAVID K. WACHTEL, BY AND THROUGH RANDY HOOTEN, ATTORNEY IN FACT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL W. NICHOLS AND WIFE, CONNIE S. NICHOLS

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. 10 on the Final Plat of Hickory Chase of record in Plat Book 7900, page 973, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being a portion of the same property conveyed to DAVID K. WACHTEL by Deed of record in Book 7412, page 406, and re-recorded in Book 7420, page 856, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor.

RANDY HOOTEN, executes this instrument as Attorney in Fact for DAVID K. WACHTEL, JR. pursuant to Limited Power of Attorney recorded simultaneously herewith.

DAVID K. WACHTEL AND DAVID K. WACHTEL, JR. are one and the same person.

0261264
IDENTIF. & REFERENCE
MAIL ENV.
97 JAN -3 AM 9:41
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 414 HICKORY CHASE DRIVE, MADISON, TN 37115
(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 my hand this 31st day of December 19 96

David K. Wachtel
DAVID K. WACHTEL

BY Randy Hooten
RANDY HOOTEN, ATTORNEY IN FACT

BOOK 10309 PG 787

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named DAVID K. WACHTEL

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that We executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 31st day of December 19 96.

Commission expires _____

_____
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

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, RANDY HOOTEN, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for DAVID K. WACHTEL and is authorized by DAVID K. WACHTEL to execute this instrument on his behalf.

Witness my hand and official seal this 31st day of December, 1996.

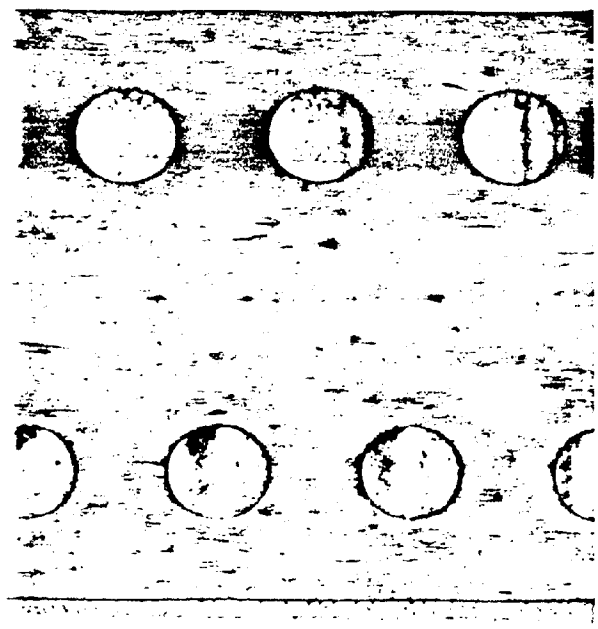
Carolyn Adams
NOTARY PUBLIC

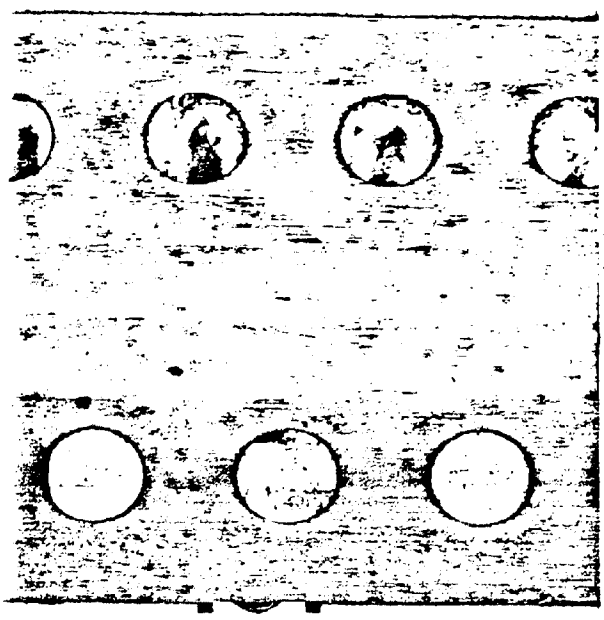
CAROLYN ADAMS NOTARY PUBLIC AT LARGE

My commission expires: 9/23/00

1732 01/03 0101 03CHECK

500.73





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10309 PG 788

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	
			132900.00	
			CON TX	491.73
			PRFEE	1.00
			WDEED	8.00
			TOTAL	500.73
			CHECK	500.73
01/03/97	01		09:41 0001	1732

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02612 64
IDENTIF. ↑ REFERENCE

97 JAN -3 AM 9:41

DAVIDSON COUNTY, TN.

No. 1104277