4-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 32,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF April 19 97

Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

BOOK 10427 PG 47

NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN & ASSOCIATES, INC., 110 Glancy Place, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve Nickins	same as new owner	MAP 61-4
(NAME)	(NAME)	
3603 Brush Hill		PARCEL 129
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		15DZ-26605
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Beatrice M. Cayce, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steve Nickins and wife, Rebecca M. Nickins

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. 14 of Block #2 of A. J. McGaughey's Second Haysboro Subdivision as per plan recorded in Book 547, Page 43, Register's Office for Davidson County, Tennessee.

SAID Lot No. 14 fronts 100 feet on the west side of Brush Hill Road beginning 250 feet south of the southerly margin of Haysboro Avenue where it intersects with Brush Hill Road, and extends back westwardly between parallel lines, 300 feet to a dead line.

A strip of land, 25 feet wide, on the top of the Cumberland River Bluff, running north and south the entire length of the property set out in the Plan of A. J. McGaughey's First Haysboro Subdivision, as recorded in Book 547, Page 15 and 16, of the Register's Office for said County, was dedicated to Public use and is called Haysboro Drive.

THE land lying on the east side of Haysboro Drive and extending from the east margin of said Drive to the low water mark of the Cumberland River has been specifically reserved for the use and benefit of the owners of Lots in the McGaughey tract, which extends from the Cumberland River westwardly to the Gallatin Road.

Being the same property conveyed to William W. Cayce and wife, Beatrice M. Cayce by deed from David L. Rich and wife, Linda S. Rich, of record in Book 7958, Page 621, Register's Office for said County.
The said William W. Cayce having since died.

2856 04/24 0101 03CHECK 139.25

This is unimproved ( ) improved (X) property, known as 4217 Brush Hill Road, Nashville, TN 37216
(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 21st day of April 19 97

Beatrice M. Cayce

BOOK 10427 PG 48

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Beatrice M. Cayce

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 instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 21st day of April, 19 97

Commission expires 1-22-99

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_____.

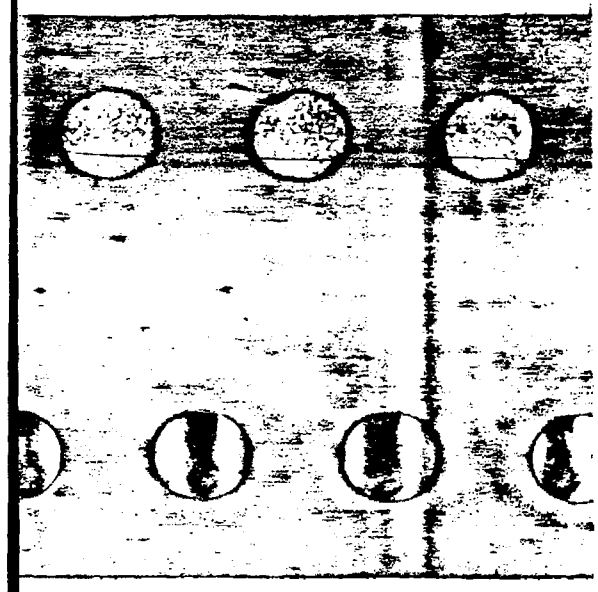
My commission expires _____

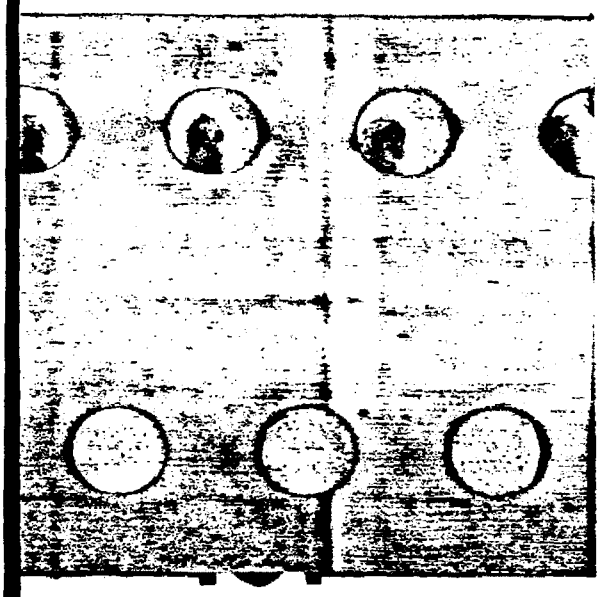
Notary Public

02974,58

IDENTIFICATION

97 APR 24 AM 9:52





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10427 PG 49

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 32500.00
CON TX 120.25
PRFEE 1.00
WDEED 8.00
TOTAL 129.25
CHECK 129.25

04/24/97 01 09:52 0001 2856

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0297458
IDENTIFICATION REFERENCE

97 APR 24 AM 9:52

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

No. 1142978