This instrument prepared by:
Paul T. Housch
Attorney at Law
Washington Square
222 Second Ave. North
Suite 310
Nashville, Tn. 37201

BOOK 10502 PG 41

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lonnie Edward Nicholson	same	Map 57
(NAME)	(NAME)	
5240 Old Hickory Blvd.		Parcel 30
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Fifty Eight Thousand and Eight Hundred Dollars and no/100 (58,800.00) ---------- Dollars,

6172 06/23 0101 03CHECK 230-56

I, Mary E. Nicholson, widow,

have this day bargained and sold, and do hereby transfer and convey unto the said Lonnie Edward Nicholson

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: RESERVING HERETO A LIFE ESTATE IN SAID DESCRIBED PROPERTY IN THE GRANTOR HEREIN:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

MAIL ENV.

97 JUN 23 PM 2:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
03186 64

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

The Maximum Principal Indebtedness for Tennessee Recording Purposes is $58,800.00.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 58,800.00

Subscribed and sworn to before me this the 23rd day of June 19 97

Affiant

My commission expires: 30 MAY 1999

Notary Public

(Affix Seal)

This is improved (X) unimproved ( ) property, known as 5240 Old Hickory Blvd. Nashville, Tennessee 38218
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 23rd day of June 19 97, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Mary E. Nicholson

Mary E. Nicholson, Widow

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 10502 PG 42

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Mary E. Nicholson, Widow

*the within named 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 Nashville, Tennessee, *this* 23rd *day of* June, *19* 97

Commission expires 30 MAY 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

WARRANTY DEED

FROM

Mary E. Nicholson, Widow

TO

Lonnie Edward Nicholson

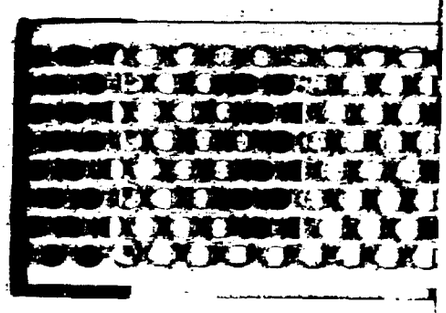
Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT "A"

Legal Description

Beginning at a point on the easterly margin of the Old Hickory Boulevard, formerly Sulphur Creek Road, at the intersection of the easterly margin of said boulevard, and the northerly margin of a road or strip of land 18 feet wide on and along the north side of a 53-acre tract of land conveyed to Loula Hallums Andrews by deed from Ruth Neal Clark and husband, of record in Book 1971, page 14, Register's Office for said county, said strip being conveyed to J.T. Owen and wife by deed from Eva Hyde Neal and husband, of record in Book 1403, page 15, said Register's Office; thence with the northerly margin of said strip and a tract of land owned by J.T. Owen north 81-3/4 deg. east 104 poles, north 81 1/2 deg. east 28 poles, south 80 1/2 deg. east 25 poles and north 73 deg. east 14 poles to a planted rock on top of a ridge; thence north 1 1/2 deg. east 33 1/5 poles to a planted rock in a branch; thence with the center of said branch and with its meanderings south 89 1/2 deg. west 14 poles, south 85 1/2 deg. west 18 poles, south 68 deg. west 12 poles, north 77 1/2 deg. west 14 poles, westwardly 6 4/5 poles to a short creek in said branch; thence continuing with the center of said branch south 9 deg. west 2 4/5 poles, north 86 deg. west 6 poles, north 48 deg. west 4 poles; thence south 75 1/2 deg. west 17 1/5 poles to an elm tree in a fence; thence south 78 deg. west 10 3/5 poles to a persimmon tree; thence south 87 1/2 deg. west 43 poles to an elm tree located about 5 1/2 poles easterly from Sulphur Creek; thence south 58 deg. west 7 4/5 poles to a stake on the southerly margin of an old driveway; thence south 87 deg. west crossing said Sulphur Creek at 6 poles, in all 12 1/5 poles to the easterly margin of said Old Hickory Boulevard; thence with the easterly margin of said boulevard, south 13 1/2 deg. west 30 3/5 poles to the beginning, containing 31 acres, more or less.

Being the same property conveyed to Lonie Nicholson and wife, Mary Edith Nicholson, by deed from C.H. Holman and wife, dated January 18, 1952, filed January 18, 1952, of record in Book 2033, page 386, said Register's Office.



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

RECEIVED OF _____

FOR _____

BOOK 10502 PG 44

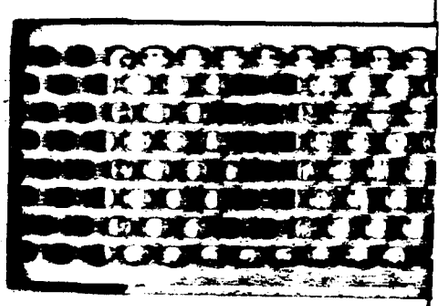
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 58800.00
CON TX 217.56
PRFEE 1.00
WDEED 12.00
TOTAL 230.56
CHECK 230.56

06/23/97 01 14:07 0001 6172

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



031866 4
IDENTIF. # REFERENCE

97 JUN 23 PM 2:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1166005