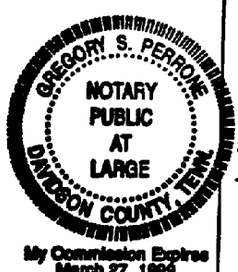
BOOK 10502 PG 166



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June, 19 97

Notary Public

MY COMMISSION EXPIRES: 3-27-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John William Nichols, Jr. (NAME)	NationsBanc Mortgage Corporation (NAME)	103-12-199
204 Mayfair Road (ADDRESS)	2059 Northlake Parkway (ADDRESS)	26W-03305
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Tucker, GA 30084 (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, Mildred Diane Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John William Nichols, Jr.

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, TN, BEING Lot No. 3 and the northerly 5 feet of Lot No. 2 in Block F on the Plan of Cherokee Park, of record in Book 547, page 169, Register's Office for Davidson County, TN. Said Lot No. 3 and the northerly 5 feet of Lot No. 2 fronts together 60 feet on the easterly side of Mayfair Road and runs back 146 feet more or less on the southerly line to a dead line, and 151.12 feet on the northerly line to said dead line, on which it shows 62 feet.

Being the same property conveyed to Alma M. Gillentine by deed of record in Book 4417, page 805, Register's Office for Davidson County, Tennessee. The said Alma M. Gillentine having since died, unmarried, leaving said property by will to Edward Massey and Louise Massey, brother and sister. The said Edward Massey having since died predeceasing Louise Massey and leaving his share of said property by will to his sister, Louise Massey. The said Louise Massey having since died vesting title in said property by will to Mildred Diane Johnson.

This conveyance is subject to the following: Taxes for the year 1997 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 547, page 169 and 170; restrictions of record in Book 819, page 32; all of record in the Register's Office for Davidson County, Tennessee.

The above said property was never the primary residence of the spouse of the above said grantor.

This is ( ) unimproved ( ) property, known as 204 Mayfair Road, Nashville, TN 37205
(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 20th day of June, 19 97

Mildred Diane Johnson
Mildred Diane Johnson

BOOK 10502 PG 167

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mildred Diane Johnson

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 Brentwood, Tennessee, this 20th day of June 19__

Commission expires 3-27-98

Notary Public

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires March 27, 1998

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

WARRANTY DEED

FROM

Mildred Diane Johnson

TO

John William Nichols, Jr.

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

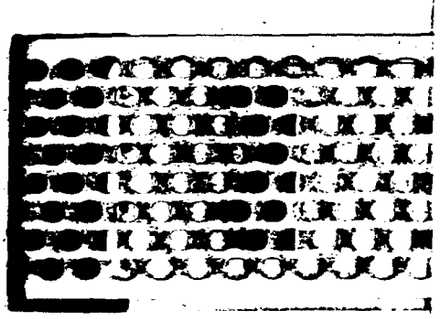
97 JUN 23 PM 2:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ➔ REFERENCE

03 18706

6215 06/23 0101 03CHECK

749.00



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

RECEIVED OF _____

FOR _____

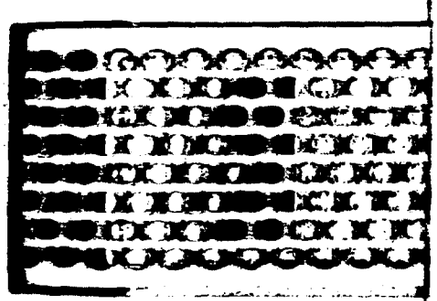
BOOK 10502 PG 168

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	200000.00
CON TX	740.00
PRFEE	1.00
MDEED	8.00
TOTAL	749.00
CHECK	749.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 06/23/97 01 1442 0001 6215



03 18706
IDENTIF. ↑ REFERENCE

97 JUN 23 PM 2:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1166048