BOOK 10942 PG 440

Box 37
LL

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Phylesta D. Nicholson and Dorothy S. Nicholson 3013 Lytle Drive Nashville, TN 37218	81-8-484	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, The Nashville Homestead Corporation, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Phylesta D. Nicholson and Dorothy S. Nicholson, ("Grantees"), Grantees' heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described as follows (the "Property").

Land in Davidson County, Tennessee, being the southerly 30 feet 1 inch of Lot No. 39 and the northerly 10 feet of Lot No. 40 in McGavock's Homestead Addition to Nashville, a plan of which is recorded in Book 57, page 9, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 39 and 40 front together 40 feet 2 inches on the east side of Seventh Avene, North, formerly North Vine Street, and run back between parallel lines 175 feet to an alley.

Being the same property conveyed to The Nashville Homestead Corporation by deed of record in Book 10942, page 438, Register's Office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters listed on Exhibit A attached hereto and incorporated herein by reference.

This is unimproved property, located at 1622 7th Avenue North, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantees, Grantees' heirs and assigns, forever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $6,000.00.

Phylesta D. Nicholson
Affiant

Subscribed and sworn to before me this 21st day of May, 1998.

Loretta B. Lane
Notary Public
My Commission Expires: 3/23/2000

LORETTA B. LANE NOTARY PUBLIC AT LARGE

98 MAY 22 AM 8:39

0441068

Grantor covenants with the Grantees that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to the Property to the said Grantees, Grantees' heirs and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

Grantee assumes responsibility for payment of real property taxes from and after the date hereof.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 21 day of May, 1998.

THE NASHVILLE HOMESTEAD CORPORATION

By: Loretta C. Owens

Title: Ex. Director, NHF

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Loretta B. Lane, Notary Public, Loretta B. Lane, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained and who further acknowledged that she is Ex Director of The Nashville Homestead Corporation, and is authorized to execute this instrument on behalf of The Nashville Homestead Corporation.

WITNESS my hand, at office, this 21st day of May, 1998.

Loretta B. Lane
Notary Public
My Commission Expires: 3/28/2002

LORETTA B. LANE NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

EXHIBIT A

1. Matters shown on the Plan of McGavock's Homestead Addition to Nashville of record in Book 57, page 9, Register's Office for Davidson County, Tennessee.

0654 05/22 0101 03CHECK 35.20

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

RECEIVED OF _____

FOR _____

BOOK 10942 PG 443

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 6000.00
CON TX 22.20
PRFEE 1.00
WDEED 12.00
TOTAL 35.20
CHECK 35.20

05/22/98 01 08:40 0001 0654

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0441068
IDENTIF. # REFERENCE

98 MAY 22 AM 8:39

REGISTER
DAVIDSON COUNTY, TN.

No.1296626