File Box 9B
First Title and Escrow Company, Inc.

WARRANTY DEED

BOOK 10959 PG 6

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Road Ste 110
Nashville, Tennessee 38215

No. 15478

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MARY K. NICHOLS (NAME)	new owner (NAME)	131-03C
4400 Belmont Park Terrace #216 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	216
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	16DA 39602

FOR AND IN 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, MANCIL CHARLES EZELL AND WIFE, SUZANNE D. EZELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY K. NICHOLS, married

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit No. 216 on the Plan of Section Eight Arden Place, as of record in Plat Book 5210, page 7, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Mancil Charles Ezell and wife, Suzanne D. Ezell by deed from Annabelle M. Crisler, unmarried and Ernestine E. Crisler Woodall, married of record in Book 7643, page 131, said Register's Office.

This conveyance is made subject to: (1) Taxes for 1998 which have been prorated and assumed by the Grantee(s) (2) Restrictions of record in Book 4628, page 473, Book 4754, page 455, Book 4819, page 564, Book 4916, page 277, Book 5019, page 942, Book 5091, page 66, Book 5129, page 120, Book 5163, page 384, Book 5231, page 375, Book 5351, page 592, and Book 5514, page 636; (3) Common area of record in Book 5091, page 725, and Book 5094, page 501; (4) Charter of record in Book 4749, page 634; (5) Declaration of record in Book 8813, page 398; and (6) All matters appearing on the plan of record in Plat Book 5210, page 7, Register's Office for Davidson County, Tennessee.

0445338

IDENTIFICATION REFERENCE

98 JUN -3 AM 9:45

5209 06/03 0101 03CHECK 1067.20

unimproved ( )
This is improved (XX) property, known as 4400 Belmont Park Terrace #216, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 28th day of May, 19 98

Mancil Charles Ezell
MANCIL CHARLES EZELL

Suzanne D. Ezell
SUZANNE D. EZELL

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MANCIL CHARLES EZELL AND WIFE, SUZANNE D. EZELL with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 28th day of May, 19 98.

My commission expires 9/23/2001 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 286,000.00

Mary K. Nichols
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May, 19 98

MY COMMISSION EXPIRES: 9/23/2001
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM
MANCIL CHARLES EZELL AND WIFE, SUZANNE D. EZELL

TO
MARY K. NICHOLS

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 110 The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10959 PG 8

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 286000.00
CON TX 1058.20
PRFEE 1.00
WDEED 8.00
TOTAL 1067.20
CHECK 1067.20

06/03/98 01 09:47 0001 5209

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0445338
IDENTIF. & REFERENCE

98 JUN -3 AM 9:46

No. 1301134