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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $18,000.00.

Jean S Nicholas
Affiant

Subscribed and sworn to before me, this 29TH day of October, 1998

Serena J. Brown
Notary Public

My commission expires: 5/22/99

This instrument was prepared by:

MILLER & ASSOCIATES
404 James Robertson Parkway
Suite 190, Parkway Towers
Nashville, Tennessee 37219

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
Don and Jan DeMarcus 1320 Fernbank Ave. Madison, Tennessee 37115	Same as Owner	51-12 95

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTEEN THOUSAND DOLLARS ($18,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, JEAN NICHOLAS (Herein called "Grantor"), has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto DON AND JAN DEMARCUS (Herein called "Grantees") the following described property, having an address of 431 Beech Avenue, Madison, Tennessee 37115 and being situated and located in Davidson County, Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 36 on the Plan of Montague Park Subdivision, as of record in Book 421, page 141, Register's Office for Davidson County, Tennessee.

SAID Lot No. 36 fronts 100 feet on the Northerly margin of Beech Avenue and runs back between parallel lines 187.5 feet to a dead line and measures 100 feet thereon.

BEING the same property coneyed to JEAN NICHOLS by Warranty Deed from R. SCOTT SIMMS and wife, DONNA C. SIMMS of record in Book 7740, page 125, Register's Office for Davidson County, TN.

The above described property is improved property known as 431 Beech Avenue, Madison, Tennessee 37115. + 453

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

MILLER & ASSOCIATES
ATTORNEYS AT LAW
404 JAMES ROBERTSON PKWY
SUITE 190
NASHVILLE, TN 37219

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 29 day of Oct, 1998.

GRANTOR:

Jean S Nichols
JEAN NICHOLS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, ~~AMY DYNUM~~ SERENA BROWN, of the State and County aforesaid, personally appeared JEAN NICHOLS, with whom I am personally acquainted [*or proved to me on the basis of satisfactory evidence*], and who, upon oath, acknowledged herself to be the within named bargainor, and that she as such bargainor, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 29th day of October, 1998.

Serena J. Brown
Notary Public
My Commission Expires: 5/22/99

MILLER & ASSOCIATES
ATTORNEYS AT LAW
404 JAMES ROBERTSON PKWY
SUITE 190
NASHVILLE, TN 37219

9764 10/30 0101 03CHECK 77.60

PICK-UP

98 OCT 30 AM 8:22
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0505744

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

RECEIVED OF _____

FOR _____

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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 18000.00
CON TX 66.60
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 77.60
CHECK 77.60

10/30/98 01 08:22 0001 9764

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 OCT 30 AM 8:22
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

0505744
IDENTIF. ↑ REFERENCE

No. 1364930