THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 120,000.00

Affiant

Subscribed and sworn to before me, this 27th day of October 1998

Notary Public

My Commission Expires: 9-24-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
TIMOTHY C. SCHWARZ 1302 Woodland Street Nashville, Tennessee 37206	PHH MORTGAGE SERVICES 6000 Atrium Way Mt. Laurel, New Jersey 08054	MAP 83-9 PARCEL 164

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY THOUSAND AND NO/100------ ---------- ($ 120,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s , the receipt of which is hereby acknowledged, I , JAMES DAVID NICKLE, MARRIED hereinafter called the Grantor , have bargained and sold, and by these presents do transfer and convey unto TIMOTHY C. SCHWARZ AND WIFE, JULIE A. SCHWARZ hereinafter called the Grantee s , their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING part of Lots Nos. 2 and 3 on the Plan of E.S. Priest's Subdivision of record in Book 161, page 43, Register's Office for Davidson County, Tennessee.

BEGINNING at a point on the southerly margin of Woodland Street, formerly Lindsley Avenue, 50.5 feet easterly from 13th Street, the northeast corner of Lot No. 1 in said subdivision; thence southwardly with the dividing line between Lots Nos. 1 and 2, 186 feet 8-1/2 inches, to an alley; thence eastwardly with said alley, 53.0 feet; thence in a northerly direction crossing the dividing line between said Lots Nos. 2 and 3 at a point 53.0 feet from Woodland Street, in all 193 feet 5-1/2 inches, more or less, to Woodland Street; thence westwardly with Woodland Street, 49.5 feet, to the beginning.

BEING the same property conveyed to James David Nickle, unmarried, by deed from Rusty Lawrence, married, of record in Book 9435, page 594, Register's Office for Davidson County, Tennessee.

STACEY PIERCE NICKLE, spouse of James David Nickle, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 1302 Woodland Street, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE s , their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEEs that he is lawfully seized and possessed of said land in fee simple, ha s good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of E.S. Priest's Subdivision of record in Book 161 , page 43 , Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds himself___, his___ heirs and representatives to warrant and forever defend the title to the said GRANTEEs, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 27th day of October, 19 98.

JAMES DAVID NICKLE

STACEY PIERCE NICKLE

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES DAVID NICKLE and STACEY PIERCE NICKLE, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of October, 1998.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____, 19 ____.

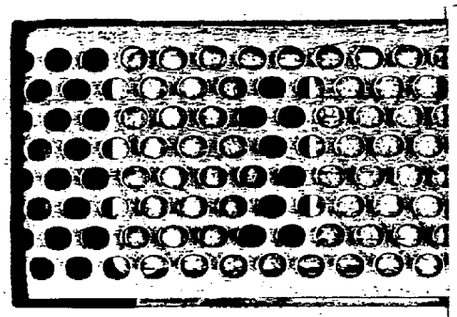
My Commission Expires: _____

Notary Public

9766 10/30 0101 03CHECK 455.00

98 OCT 30 AM 8:25
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0505146
IDENTIF. ▲ REFERENCE



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

RECEIVED OF _____

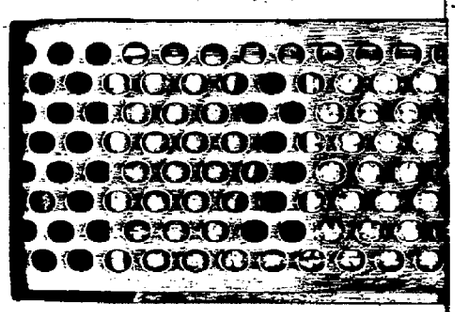
FOR _____

BOOK 11177 PAGE 485

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	
				120000.00
			CON TX	444.00
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	455.00
			CHECK	455.00
		10/30/98	01	08:25 0001 9766

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0505746
IDENTIF. ↑ REFERENCE

98 OCT 30 AM 8:25
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1364932