(1)

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **22nd** day of **December, 1998** between DAVID B. NICHOLS and TERESA J. NICHOLS, HUSBAND AND WIFE, GRANTORs, and ALLEN M. NICHOLS and DOROTHY JEAN NICHOLS, HUSBAND AND WIFE, GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, DAVID B. NICHOLS and TERESA J. NICHOLS, HUSBAND AND WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto ALLEN M. NICHOLS and DOROTHY JEAN NICHOLS, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1116 HAYESBORO ROAD, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their successors, heirs and assigns forever. The GRANTORs covenant and agree with the said GRANTEEs that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind himself, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

BY: David B Nichols
DAVID B. NICHOLS Signature of Seller

Teresa J Nichols
TERESA J. NICHOLS

0530931

IDENTIFICATION REFERENCE

98 DEC 30 PM 3:17

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

9580 12/30 0101 CHECK

274.00

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, DAVID B. NICHOLS and TERESA J. NICHOLS, HUSBAND AND WIFE, the within named 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, at office, this **22nd** day of December, 1998.

Notary Public

My Commission Expires: 5/25/2002

Name and Address of Property Owner:

ALLEN M. NICHOLS and DOROTHY JEAN NICHOLS, HUSBAND AND WIFE
1506 Riverwood Dr.
Nashville, Tn 37216

Property Address:

1116 HAYESBORO ROAD
NASHVILLE, TN 37216

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 61-4, PARCEL 107

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$70,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **22nd** day of **December, 1998.**

Notary Public

My Commission Expires: 5/28/2002

EXHIBIT 'A'

Being Lot No. 7 on the Map of Hayesboro Estates, not of record, described as follows:

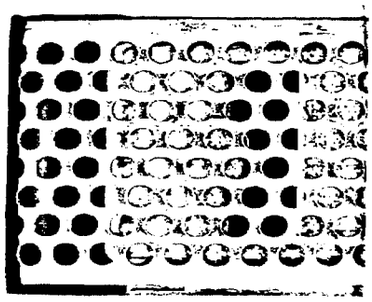
Beginning on the southerly margin of Hayesboro Road, at a point 410 feet east of the northeast corner of the property conveyed to William E. Binkley and wife, by deed from Arcena R. Timberlake, et al., of record in Book 1422, page 187, Register's Office for said County, being the corner of Lots Nos. 6 and 7; thence with said Road, eastwardly 65 feet to the corner of Lots Nos. 7 and 8; thence with the line between said two lots, southwardly 202.2 feet; thence westwardly 65 feet to the corner of Lots Nos. 6 and 7; thence with the line between said two lots, northwardly 202.2 feet to the beginning.

BEING the same property conveyed to DAVID B. NICHOLS and TERESA J. NICHOLS, HUSBAND AND WIFE, by Deed from GRACE J. BAKER, UNMARRIED, of record in Book 5988, page 678, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1999 and subsequent years, a lien, not yet due and payable (MAP 61-4, PARCEL 107).

2. Unrecorded easements for roads and utilities, if any.



OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11274 PAGE 674

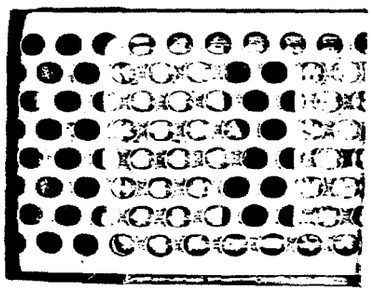
RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	70000.00
CON TX	259.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	274.00
CHECK	274.00

12/30/98 01 15:14 0001 6580



0530931
IDENTIF. ↑ REFERENCE

98 DEC 30 PM 3:17

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1403889