48A
Kealy

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 219,895.00

K. Denise Nichols
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF December 19 98

Notary Public

MY COMMISSION EXPIRES: ~~January 29, 2000~~
(AFFIX SEAL)

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...ss on Expires 5-16-99

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
K. Denise Nichols	NationsBanc Mortgage Corporation	161-01-0-B
(NAME)	(NAME)	
5309 Cochran Drive	P. O. Box 353	014.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Louisville, KY 40201-0353	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Zaring Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO K. Denise Nichols

HEREINAFTER CALLED THE GRANTEES, THEIR 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, TN, being Lot No. 14 on the Plan of Phase One, Aberdeen Woods, of record in Plat Book 9700, Page 589, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Zaring Homes, Inc. by deed from Dorothy Anne Aldred and Mary Jane Cochran, individually and as Co-Executrixes of the Estate of Dorothy S. Cochran, deceased, of record in Book 10420, Page 653, Register's Office for Davidson County, TN.

Subject to Restrictive Covenants in Book 10790, Page 189; Charter in Book 10792, Page 896; Easements in Book 10644, Page 324; and all matters shown on the plan of record.

unimproved ( )
This is improved (X) property, known as 5309 Cochran Drive, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my hand this 31st day of December, 19 98

Zaring Homes, Inc.
By: Steve Williamson

ACKNOWLEDGMENT

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Steve Williamson, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Ops Mngr/Asst Sec. of Zaring Homes, Inc. and he is authorized by Zaring Homes, Inc. to execute this instrument on behalf of Zaring Homes, Inc.

Witness my hand and official seal at Brentwood, Tennessee, this 31st day of December, 1998.

Notary Public

My commission expires: March 24, 2001

LESLIE RUFFNER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

0532179

IDENTIF. & REFERENCE

99 JAN -4 PM 12:16

REGISTER
DAVIDSON COUNTY, TN.

7922 01/04 0101 03CHECK 824.6

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11279 PAGE 518

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

05321179

IDENTIF. A REFERENCE

99 JAN -4 PM 12:16

BILL GARRETT-REGISTER
DAVIDSON COUNTY, TN.

CAMT
219895.00
CON TX 813.61
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 824.61
CHECK 824.61
01/04/99 01 12:14 0001 7922

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1407320