[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.]
[Cameron D. Nichols	[New Owners	[ ]
[Lucy F. Nichols	[	[Map 083-06-0]
[1506 Franklin Avenue	[	[Parcel 213.00]
[Nashville, TN 37206	[	[ ]

[This instrument prepared by: Joseph V. Ferrelli, Attorney, 104 Woodmont [Boulevard, Suite 115, Nashville, Tennessee 37205

[9522 26B]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, R. H. Pursell , (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Cameron D. Nichols and wife, Lucy F. Nichols, (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Situated in Davidson County, Tennessee, and described as follows: Being the east 45 feet of Lot No. 9 and the West ½ of Lot No. 10 of Block 3, on the corrected plan of T. P. Weakley's Subdivision of Blocks Nos. 1, 2 and 3 of record in Book 421, page 50, Register's Office for said County. Said parts of said lots front together 70 feet on the south side of Franklin Avenue or Seymore Street and run back between parallel liens 240 feet to an alley.

Being the same property conveyed to R. H. Pursell by Warranty Deed from Charles L. Covington and Lenora Y. Covington, husband and wife, pursuant to Declaration of Trust of Mabel V. Covington, deceased of record in Book 11065, page 570, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

The above described real estate is improved and is not nor ever was marital property nor is it subject to any homestead exemption of the spouse of the Grantor.

This conveyance is subject to:

1. Taxes for the year 1999 and subsequent years.
2. Plan of record in Plat Book 421, page 50, said Register's Office for Davidson County, Tennessee.
3. Declaration of Trust of record in Book 11065, page 568, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1506 Franklin Avenue, Nashville, Tennessee 37206.

061043 3
INCLUDING A REFERENCE
99 JUL 12 AM 11:48
REGISTER
DAVIDSON CO. TN.

RECD $29.00

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for
[this transfer is $140,000.00.
[
[
[
[Subscribed and sworn to before me this
[9th day of July, 1999.
[
[
[
[My Commission Expires: 9/23/2000
[

Affiant

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever. And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 9th day of July, 1999.

R. H. Pursell

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 **R. H. Pursell**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of July, 1999.

NOTARY PUBLIC

My Commission Expires: 9/23/2000

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11568 PAGE 630

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

06104433

IDENTIFICATION REFERENCE

99 JUL 12 AM 11:48

REGISTER
DAVIDSON CO. TN.

AMNT
140000.00
CON TX 315.00
PRFEE 1.00
WDEED 5.00
CFEE 2.00
TOTAL 329.00
CHECK 329.00

07/12/99 C1 11:50 0001 1152

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1489503