RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP39196

Instr:200008280084485 Page: 1 OF 2
REC'D FOR REC 08/28/2000 10:01:25AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1554.00

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
18th DAY OF AUGUST, 2000

Notary Public

MY COMMISSION EXPIRES: 3/26/02

DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID E. MENSEL AND WIFE, ANNE MENSEL 26 Washington Park Nashville, TN 37205	BANK OF AMERICA, N.A. P.O. Box 57060 Irvine, CA 92619-7060	116-8-B-26

FOR AND IN 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,

JOHN J. NICHOLS AND WIFE, MARY C. NICHOLS

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

DAVID E. MENSEL

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, Tennessee, being a certain building site identified as Lot No. 26, as shown on the Revised Plan of Sugartres, Phase 2, as of record in Book 4860, Pages 79 and 80, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John J. Nichols and wife, Mary C. Nichols by deed dated February 1, 1993, recorded in Book 8859, page 14, Davidson County Register's Office.

Unimproved ( )
This is improved (X) property known as 26 WASHINGTON PARK, NASHVILLE, TN 37205
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 18th day of August, 2000

John J. Nichols by: Richard Courtney, Attorney-in-Fact
JOHN J. NICHOLS BY: RICHARD COURTNEY, ATTORNEY-IN-FACT

Mary C. Nichols by: Richard Courtney, Attorney-in-Fact
MARY C. NICHOLS BY: RICHARD COURTNEY, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

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 day of August , 2000.

Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____, 20_____.

My commission expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 18TH day of August, 2000, before me personally appeared RICHARD COURTNEY to me known to be the person who executed the foregoing instrument in behalf of JOHN J. NICHOLS as his Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said JOHN J. NICHOLS.

Witness my hand and official seal at Nashville, Tennessee, this the 18TH day of August, 2000.

My commission expires: 9/28/2002 _____
Notary Public

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 18TH day of August, 2000, before me personally appeared RICHARD COURTNEY to me known to be the person who executed the foregoing instrument in behalf of MARY C. NICHOLS as her Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said MARY C. NICHOLS.

Witness my hand and official seal at Nashville, Tennessee, this the 18TH day of August, 2000.

My commission expires: 9/28/2002 _____
Notary Public

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.