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[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **17th** day of **July, 1998** between **Dale H. Nichols** , GRANTOR, and **Kerry Turner, unmarried, and Marc de Jaeger, unmarried**, as GRANTEEs.

W I T N E S S E T H, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantees and Grantee(s)' heirs forever the following described land located in the County of **Davidson and Williamson**, State of Tennessee, to-wit:

Land in Davidson and Williamson County, Tennessee, being Lot No. 53 on the Plan of Derby Glen Close of record in Book 6250, page 90, 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 Dale H. Nichols by Warranty Deed from Medlin-Wherry Land Company, a Tennessee general partnership, composed of Craig Medlin and Steve Wherry of record in Book 7592, page 246, Register's Office for Davidson County, Tennessee and of record in Volume 742, page 992, Register's Office for Williamson County, Tennessee.

Subject to all matters of record in Plat Book 6250, page 90, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 7547, page 503, and Book 7549, page 568, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

This property has neven been used as a principal residence by Mr. Dale H. Nichols or his wife.

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 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 Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors s hereunto set his/her hand and seal this day and year first above written.

WITNESSES

Dale H. Nichols,

0464547
IDENTIF. ↑ REFERENCE

98 JUL 20 PM 3:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

07/20 01:01 03CHECK 321.8

COUNTY OF DAVIDSON
STATE OF TENNESSEE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dale H. Nichols, the bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this17th day of July, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

COUNTY OF DAVIDSON
STATE OF TENNESEE

The actual consideration or value, whichever is greater, for this transfer is $84,000.00

Affiant

Subscribed and sworn before me this 17th day of July, 1998

NOTARY PUBLIC

MY COMMISSION EXPIRES:

Prepared by:
Equity Search, Inc.
2323 Hillsboro Road #506
Nashville, TN 37212

Address of New Owner:
Kerry Turner Unimproved property known as:
1531 Old Hickory Blvd.
Brentwood, TN 37027

Send Tax Bills To:
Kerry Turner
4217 Bayside Ln.
Hermitage, TN 37076

Map & Parcel No.
Map 80-C Parcel 1

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 84000.00
CON TX 310.80
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 321.80

CHECK 321.80
07/20/98 01 15:35 0001 5783

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0464547
IDENTIF. ↑ REFERENCE

98 JUL 20 PM 3:33

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1321459