BOOK 11185 PAGE 115

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 186,000.00

James D Nickle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF October 19 98

Notary Public

MY COMMISSION EXPIRES: 10/24/01
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE LARGE

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Nickle (NAME)	New Owner (NAME)	MAP 118-09-0
920 Sutton Hill Road (ADDRESS)	(ADDRESS)	PARCEL 144.00
Nashville, Tennessee 37204 (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, Erbie A. Garrett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James D. Nickle and wife, Stacey Pierce Nickle

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 Lot No. 20 of Block "H", on the Map of Battlefield Estates, Section II, as of record in Book 843, page 108, Register's Office said County.

Said Lot No. 20 fronts 70 feet on the northerly side of Sutton Hill Road and runs back between lines, 178 feet on the westerly line and 180 feet on the easterly line, to a dead and measures 83.3 feet thereon.

Being the same property conveyed to Erbie A. Garrett by deed from Evelyn Duke, Exectrix of the Estate of Margaret L. Hamm of record in Book 9429, page 198, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Plan of record in Book 843, page 108, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Taxes for the year 1999 and subsequent years, a lien, but not yet due and payable.

Jacqueline L. Garrett joins in this conveyance to convey any and all interest

unimproved ( )
This is improved (X) property, known as 920 Sutton Hill Road, Nashville, Tennessee 37204
(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 our hand s this 27th day of October, 19 98

Erbie A. Garrett

Erbie A. Garrett

Jacqueline L. Garrett

Jacqueline L. Garrett

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Erbie A. Garrett and wife, Jacqueline L. Garrett

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin TAMPA Florida ~~Tennessee~~, this 27th day of October 1998.

Commission expires 01-19-99

Notary Public

CHARLES A. MOORE
MY COMMISSION # CC 434229
EXPIRES: January 19, 1999
Bonded Thru Notary Public Underwriters

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 _____ 19_____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

she may have in subject property.

0507625
IDENTIF. ↑ REFERENCE

98 NOV -3 PM 12:54
REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

1715 11/03 0101 03CHECK 699.20

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11185 PAGE 117

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 186000.00
				CON TX 688.20
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 699.20
				CHECK 699.20
11/03/98	01			12:54 0001 1715

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0507625
IDENTIF. ↑ REFERENCE

98 NOV -3 PM 12: 54

JILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1366862