THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: R-8816L

MAP/GROUP PARCEL
157H-C/005.00

NEW OWNER'S NAME AND ADDRESS:
Patricia Jane Nichols, an unmarried woman
108 Champney Court
Goodlettsville, Tennessee 37072

SEND TAX BILLS TO:
New Owner

00032167

99SEP-3 AM 9:06

REGISTER
DAVIDSON COUNTY, TN

BOOK 11643 PAGE 350

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Kimberly Anne Phelps, Christopher David Fessenden, Craig William Fessenden, and Mark Douglas Fessenden, as sole heirs of Sharon L. Fessenden, hereinafter called Grantors, do hereby transfer and convey unto Patricia Jane Nichols, an unmarried woman, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No. 52 on the Plan of Windsor Green, Phase I, Section II, of record in Plat Book 6250, Page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete legal description thereof.

The subject property is improved property commonly known as 108 Champney Court, Goodlettsville, Tennessee.

BEING the same property conveyed to Sharon L. Fessenden herein by deed of record in Book 9344, Page 903, Register's Office for Davidson County, Tennessee.

Sharon L. Fessenden died on November 4, 1998, intestate, and at the time of her death was unmarried. Sharon L. Fessenden left four (4) Children as sole heirs of her estate. All heirs join in this conveyance for the purpose of conveying any interest they may have in said property. The Affidavit of Heirship is attached hereto as Exhibit A, and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees Grantors covenant with grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Kimberly Anne Phelps
Kimberly Anne Phelps individually and as heir of
Sharon L. Fessenden

Christopher David Fessenden by Kimberly Anne Phelps, POA
Christopher David Fessenden, individually and as
heir of Sharon L. Fessenden, by Kimberly Anne Phelps, Attorney in Fact

324.00

Craig William Fessenden by Kimberly Anne Phelps, POA
Craig William Fessenden, individually and as
heir of Sharon L. Fessenden, by Kimberly Anne Phelps, Attorney in Fact

Mark Douglas Fessenden by Kimberly Anne Phelps, POA
Mark Douglas Fessenden, individually and as
heir of Sharon L. Fessenden, by Kimberly Anne Phelps, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Kimberly Anne Phelps, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as her free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 27th day of August, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2/3/02

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Kimberly Anne Phelps, with whom I am personally acquainted, and acknowledged herself to be the Attorney in Fact for Christopher David Fessenden, Craig William Fessenden and Mark Douglas Fessenden, and made oath that she as such Attorney in Fact, and with full power and authority so to do, executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 27th day of August, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2/3/02

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $84,601.00.

Kimberly Anne Phelps
AFFIANT

Sworn to and subscribed before me, this the 27th day of August, 1999.

NOTARY PUBLIC

My Commission Expires:
2/3/02

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11648 PAGE 852

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

06321167

IDENTIFICATION REFERENCE

99 SEP -3 AM 9:06

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CHG T $1601.00
CO. TX 313.03
PRFEE 1.00
MISC 8.00
CFEE 2.00
TOTAL 324.03
CH CK 324.03
[illegible] OF 06 2001 451

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1512545