RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP39254A

Davidson County DEEDWARR
Recvd: 09/05/00 16:15 2pgs
Fees:11.00 Taxes:499.50
20000905-0087755

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF AUGUST, 2000.

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

Notary Public

MY COMMISSION EXPIRES: 4/28/2003

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
MICHAEL O. EVANS 3712 OLD CLARKSVILLE HWY. JOELTON, TN 37080	ABN AMRO 2600 W. BIG BEAVER RD. TROY, MI 48084	21-207

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,

THE ESTATE OF PRESTON WAYNE NICHOLS

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

MICHAEL O. EVANS, A SINGLE MAN AND KRISTA A. GARRETT, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, 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: ME KA

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Baggett Subdivision, Section 1, as of record in Book 3842, Page 93, being the same property conveyed to Wayne Nichols by E.L. Baggett and wife, Tallulah A. Baggett, as recorded in Book 4861, Page 202, Register's Office for Davidson County, Tennessee, described as follows:

Beginning, said Lot No. 1 fronts 120 feet on the northerly side of Old Clarksville Highway and extends back 383 feet on the westerly line and 420 feet on the easterly line to a dead line, measuring 175.3 feet thereon.

This instrument is made subject to the Plan of record in Book 3842, Page 93, said Register's Office, and to all applicable local government planning and zoning regulations.

Being the same same property as conveyed to Wayne Nichols AKA Preston Wayne Nichols by deed from Mrs. Earl B. Williams, dated January 29, 1986, recorded in Book 6775, Page 741, Davidson County Register's Office. The said Preston Wayne Nichols has since died.

Unimproved ( )
This is improved (X) property known as 3712 OLD CLARKSVILLE HWY., JOELTON, TN 37080
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 this 29TH day of August, 2000

THE ESTATE OF PRESTON WAYNE NICHOLS

BY: JEANETTE HALE, EXECUTRIX Jeanette Hale, Executrix

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 JEANETTE HALE, EXECUTRIX the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 29th day of August 2000.

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

Commission Expires: 9/28/2002

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 day of _____, 2000, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as _____ Attorney in Fact, and acknowledged that ____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at Nashville, Tennessee, this the ____ day of _____, 2000.

My commission expires:_____

_____
Notary Public