WARRANTY DEED

#17718
File Box 9-B
First Title and
Escrow Company, Inc

Davidson County DEEDWARR
Recvd: 01/31/01 13:48 2pgs
Fees:11.00 Taxes:623.45

20010131-0009442

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 168,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF January 20 01

Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

CATHERINE M. WEBB NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan T. Nicholson	National Bank of Commerce	MAP 117-16-0
(NAME)	(NAME)	
1108 Maplehurst Avenue	115 29th Ave. S.	PARCEL 197
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37212	
(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, Mary H. Rigsby, Executrix of the Estate of Anderson N. Estes, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nathan T. Nicholson, unmarried and Gary Nicholson and wife, Barbara Nicholson, as joint tenants with right 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:

Being Lot No. 13 and 14 on the Map of S.F. & C.D. Morrow's Subdivision of Lots 38, 39, and part of 37, of Nathan McNairy's Subdivision of record in Plat Book 332, Page 68, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Anderson N. Estes, Jr. and wife, Zona Binkley Estes by Deed of Record in Book 4417, Page 230, Register's Office for Davidson County, Tennessee. The said Anderson N. Estes, Jr. now being deceased. The said Zona Binkley Estes having predeceased Anderson N. Estes, Jr. See Will of record in File No. 99P-620 in Probate Court of Davidson County, Tennessee, and Order approving contract for sale of Real Estate, recorded simultaneously herewith.

This conveyance is made subject to: (1) 2001 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 332, Page 68, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1108 Maplehurst Avenue, Nashville, TN 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 my hand this 26th day of January, 20 01

Mary H. Rigsby
Mary H. Rigsby

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 Mary H. Rigsby, Executrix of the Estate of Anderson N. Estes, Jr.

the bargainor _____, 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 26th day of January 20 02.

Commission expires ~~March 24, 2001~~ 1/26/02

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(or proved to me on the basis of satisfactory evidence) 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