WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/28/01 09:07 2pgs
Fees:11.00 Taxes:188.70

20010228-0018334

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF February, 2001

Notary Public

MY COMMISSION EXPIRES: November 27, 2004
(AFFIX SEAL)

RONI J. LEWIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

PROFESSIONAL TITLE & ESCROW CO, 101 SHEPHERD HILLS DRIVE, MADISON, TENNESSEE 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EDWARD P. NICHOLSON (NAME)	SIDNEY ROSE AND MAINE ROSE (NAME)	MAP 83-5
1025 CHICAMAUGA AVENUE (ADDRESS)	2635 YORK ROAD (ADDRESS)	PARCEL 58
NASHVILLE, TENNESSEE 37206 (CITY) (STATE) (ZIP)	NOLENSVILLE, TENNESSEE 37135 (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, SIDNEY ROSE AND WIFE, MAXINE ROSE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EDWARD P. NICHOLSON AND WIFE, BETH RENEE NICHOLSON

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. 14 of Block "B" on the Plan of Eastwood Addition, as of record in BOok 332, page 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 50 feet on the northerly side of Chicamauga Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Sidney Rose and wife, Maxine Rose by deed of record in Book 4476, page 770, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1025 CHICAMAUGA AVENUE, NASHVILLE, TENNESSEE 37206
(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 10th day of February, 2001

Sidney Rose
SIDNEY ROSE

Maxine Rose
MAXINE ROSE

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 SIDNEY ROSE AND WIFE, MAXINE ROSE

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 10th day of February

Commission expires November 27, 2004

TOM J. LEWIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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 _____, _____.

My commission expires _____

Notary Public