PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (sk) Title No: 42427
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/31/01 14:53 2pgs
Fees:11.00 Taxes:577.20
20010531-0056546

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Edward P. Thornton Kristina M. Thornton 312 Fieldcrest Drive Nashville, TN 37211	Union Planters Bank National Association 2019 Richard Jones Road, Suite 300 Nashville, TN 37215

TAX MAP-PARCEL NUMBERS: 146-08-161

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 156,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Michael Nichols and spouse, Susan Dupree Nichols,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Edward P. Thornton and spouse, Kristina M. Thornton,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 442 on the plan of Crieve Hall Estates, Section 6 of record in Book 2331, pages 1 & 2, Register's Office for said County.

SAID Lot No. 442 fronts 90 feet on the northerly margin of Fieldcrest Drive and extends back 257.8 feet on the easterly line and 259.4 feet on the westerly line to a dead line in the rear measuring 68 feet thereon.

BEING the same property conveyed to John Michael Nichols and wife, Susan Dupree Nichols by deed from Suzanne Polk and Cheryl Polk, Paul Polk and Deborah J. Winters of record in Book 8094, page 651, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2331, Page 1 & 2, said Register's Office, which Plan shows a 60 foot minimum building setback line from Fieldcrest Drive and 10 foot easement for public utility purposes along the rear line(s).

This is improved property, known as: 312 Fieldcrest Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of May, 2001.

John Michael Nichols **Susan Dupree Nichols**

State of Tennessee
County of Davidson

On this 25th day of May, 2001, before me the undersigned authority, personally appeared **John Michael Nichols** and **Susan Dupree Nichols**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires 7/26/2003

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 156,000.00

Affiant

Sworn and subscribed before me on the 25th day of May, 2001.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 7/26/2003

Notary Public