WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th Day of June, 2001.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. GERALD G. PA...

My Commission Expires NOV 29, 2003

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 321 West Main Street Lebanon, TN 37087

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glenn C. Nicholson and Joy Ralls Nicholson	AmSouth Bank	Map 127
(NAME) 7816 Steeplechase Lane	(NAME) P.O. Box 25314	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Santa Ana, CA 92799-5314	Parcel 217
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Sherry Lee Allen and husband Richard L. Percy** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Glenn C. Nicholson and wife, Joy Ralls Nicholson** hereereinafter called the GRANTEE(S), 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. 27, on the Plan of Saddle Ridge, Section II, of Record in Book 5200, page 366, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Norris Allen and wife, Frances B. Allen by Warranty Deed of record in Book 8354, page 950, Register's Office of Davidson County, Tennessee. Being further conveyed to Sherry Lee Allen, a one-half interst as joint tenants with right of survivorship, by Warranty Deed from Norris Allen and wife, Frances B. Allen of Record in book 8724, page 164, said Register's Office. Said Property being Quit Claimed from Norris Allen and wife, Frances B. Allen and Sherry Lee Allen, married to Sherry Lee Allen and husband Richard L. Percy, of Record in Instrument No. 20010628 0068593, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 5660, page 823, Register's Office for Davidson County, Tennessee; Subject to any and all matters as shown of Record in Plat Book 5200, page 366, said Register's Office.

This is unimproved ( )
improved(x) property, known as 7816 Steeplechase Lane Nashville TN 37221
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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/our hand(s) this 27th Day of June, 2001.

Sherry Lee Allen

Sherry Lee Allen

Richard L. Percy

Richard L. Percy

Davidson County DEEDWARR
Recvd: 06/28/01 12:39 2pgs
Fees:11.00 Taxes:946.83

20010628-0068594

STATE OF TENNESSEE)
) ss:
COUNTY OF Davidson)

Before me, the undersigned Notary Public, personally appeared Sherry Lee Allen and Richard L. Percy, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th Day of June, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

LINDA V. JONES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 6, 2001