WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Billie Frank Dickinson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July, 2001

Notary Public

MY COMMISSION EXPIRES: My Commission Expires MAR. 26, 2005 (AFFIX SEAL)

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 07/17/01 10:46 2pgs
Fees:13.00 Taxes:499.50

20010717-0075626

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billie Frank Dickinson	SAME	MAP 116-3-A
(NAME)	(NAME)	
505 Harding Pike, Unit 41W		PARCELS 48 AND 11
(ADDRESS)	(ADDRESS)	
Nashville, Tn 37205		
(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, Elizabeth Litterer Nichols and husband, J. Donald Nichols

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

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 Unit 41-W and Parking Space No. 11 on the Plan of Royal Oaks Tower, of record in Book 4460, page 189, Register's Office for Davidson County, Tennessee, and an undivided 2.09546% interest appurtenant to the unit in all common elements of said project as described in Master Deed and Bylaws and Declaration of record in Book 4710, page 901, as amended in Book 4798, page 813, said Register's Office, all to which reference is herebymade for a more complete description thereof.

Being the same property conveyed to Elizabeth Litterer Nichols by deed of record in Book 6758, page 852, said Register's Office.

J. Donald Nichols joins in executing this deed to convey any interest he may have in said property.

This conveyance is subject to (a) 2001 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 4460, page 189, said Register's Office; and (c) Master Deed and Bylaws of record in Book 4710, page 901 and Book 4798, page 813, said Register's Office.

unimproved ( )
This is improved (X) property, known as 505 Harding Pike, Unit 41W, Nashville, Tennessee 37205
(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 lawfuliy 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 16th day of July 2001

Elizabeth L. Nichols by Leigh Roberts POA — J. Donald Nichols by Leigh Roberts POA

Elizabeth Litterer Nichols by Leigh Roberts, Attorney in Fact

J. DONALD NICHOLS by Leigh Roberts, Attorney in Fact

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 Elizabeth Litterer Nichols and husband, J. Donald Nichols

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 16th day of July, 2001.

Commission expires _____

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

STATE OF TENNESSEE
COUNTY OF DAVDISON

On this 16th day of July, 2001, before me personally appeared Leigh Roberts, to me known to be the person who executed the foregoing instrument on behalf of Elizabeth Litterer Nichols and J. Donald Nichols and acknowledged that she executed the same as the free act and deed of Elizabeth Litterer Nichols and J. Donald Nichols,

Witness my hand and seal this 16th day of July, 2001.

Notary Public

JOHN GREGORY HARDEMAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 26, 2005