Davidson County DEEDWARR
Recvd: 10/02/02 15:23 3pgs
Fees:18.00 Taxes:777.00
20021002-0120277

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Donnie R. Nicholson et ux 107 Players Court Springfield, TN 37172	Same as New Owner	Map 103-10 Parcel 9.00
This instrument prepared by: Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED TEN THOUSAND and NO/100 ($210,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **MATT POPE, married, by and through his lawful attorney-in-fact, LISHA N. POPE,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **DONNIE R. NICHOLSON and wife, LINDA S. NICHOLSON,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Brookside Courts, Addition No. 3, of record in Plat Book 1835, page 107, Register's Office for said County.
>
> Said Lot No. 29 fronts 85 feet on the northwesterly margin of Branch Creek Road and extends back 144.8 feet on the southwesterly line and 118.3 feet on the northeasterly line to a dead line in the rear, measuring 89 feet thereon.
>
> Being the same property conveyed to Matt Pope, a single person, by deed from Jonathan P. Selinger and wife, Dudley B. Selinger, of record as Instrument No. 200010300107544, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to all matters as shown on subdivision plan of record in Book 1835, page 107; to easements of record in Book 5268, page 760, Book 5268, page 762 and in Book 6837, page 915; all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.
>
> This is improved property known as 711 Branch Creek Road, Nashville, Tennessee 37172.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except for lien of the 2002 property taxes, which taxes are being paid at closing.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

I, **LISHA N. POPE**, hereby join in this instrument for the purpose of relinquishing and conveying any and all rights, marital or otherwise, in and to said property which I might have as the wife of the said **MATT POPE**.

WITNESS OUR HANDS, this the 27th day of August, 2002.

Matt Pope by Lisha N. Pope
MATT POPE Atty-in-fact

By: _____
LISHA N. POPE, Attorney-in-fact

Lisha Pope
LISHA N. POPE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the State and County aforesaid, personally appeared Lisha N. Pope, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the attorney-in-fact of Matt Pope, the within named bargainor, and that she, as such attorney-in-fact, executed the foregoing instrument for the purposes therein contained, by signing the name of Matt Pope by herself as attorney-in-fact.

WITNESS my hand and seal, this 27th day of September, 2002.

_____
Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

My Commission Expires: 1/4/06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Lisha N. Pope, 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 seal, this 27th day of September, 2002.

_____
Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

My Commission Expires: 1/4/06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $210,000.00.

AFFIANT

Subscribed and sworn to before me, this 27th day of September, 2002.

NOTARY PUBLIC

My Commission Expires: 1/4/06

H. ANTHONY DU... NOTARY PUBLIC AT LARGE WILLIAMSON C...