Davidson County DEEDWARR
Recvd: 11/26/02 16:03 2pgs
Fees:13.00 Taxes:514.30

20021126-0146742

4017

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $139,000.00

Affiant

Subscribed and sworn to before me, this 26th day of November, 2002.

Notary Public
My commission expires: 11/29/05

Address of New Owner:	Send Tax Bills to:	Tax Information
Joshua C. Nickols	SunTrust Bank	132-09-0-A 004.OOCO
116 Brattlesboro Drive	P. O. Box 305110	
Nashville TN 37204	Nashville, TN 37230-5110	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Diana L. Olphie, unmarried, and Beverly J. Effinger, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Joshua C. Nickols and Hilary A. Highfield, as joint tenants with right of survivorship, hereinafter called the Grantees, their successors 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 a part of the Plan of Brattlesboro Condominiums, of record in Book 5800, Page 226, amended in Book 6122, Page 200, Register's Office for said County, the part described hereby being:

Unit No. 116 on said Plan, as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to Brattlesboro Condominiums, of record in Book 6092, Page 104, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Diana L. Olphie and Beverly J. Effinger by deed from Lauri L. Arnold, unmarried, of record in Book 10840, Page 693, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 116 Brattlesboro Drive, Nashville, TN 37204

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 26th day of November, 2002.

Diana L. Olphie

Beverly J. Effinger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Diana L. Olphie and Beverly J. Effinger, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 26th day of November, 2002.

Notary Public

My Commission expires 03/14/05