Davidson County DEEDWARR
Recvd: 12/11/02 16:17 2pgs
Fees:13.00 Taxes:401.45

20021211-0153227

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 108,500.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 19TH DAY OF NOVEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: 9/4/05

NOTARY PUBLIC AT LARGE KNOX COUNTY

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :
THEODORE H. NICHOLLS
601 Islay Court
Nashville, TN 37209

SEND TAX BILLS TO: Same As Property Owner

MAP-PARCEL # **91-5-A-21**

FOR AND IN 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, KENNETH R. ENGLAND and wife, B. KAY ENGLAND**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THEODORE H. NICHOLLS**

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 Lot No. 21, on the Plan of Second Revision – Sylvan Heights Phase Two, of record in Book 7900, page 216, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Kenneth R. England and wife, B. Kay England by deed from Sylvan Investments, Inc., a Tennessee Corporation, of record in Book 8720, page 560, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **601 Islay Court, Nashville, Tennessee 37209**

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 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 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 OUR HANDS THIS 19TH DAY OF NOVEMBER, 2002.

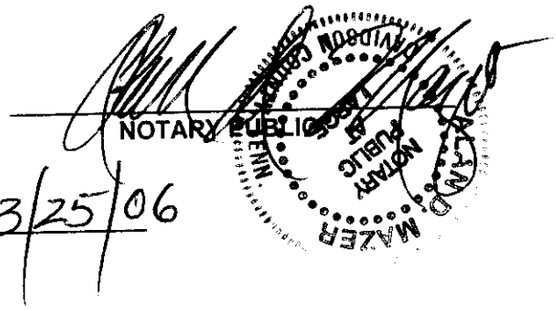
KENNETH R. ENGLAND

B. KAY ENGLAND

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 KENNETH R. ENGLAND and wife, B. KAY ENGLAND, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 19th day of November, 2002.



My Commission Expires: 3/25/06