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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $180,500.00

Affiant

Subscribed and sworn to before me, this 22 **day of January, 2003.**

Notary Public
My commission expires: 10-25-2003

OldRepublicTitle#:SV3567891

Address of New Owner:	Send Tax Bills to:	Tax Information
Thomas R. Talbot, III ,etal	AmSouth Bank	103-6-159
605 Kendall Drive	2050 Parkway Office Circle	
Nashville TN 37209	Birmingham, AL 35244	

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, Martha S. Nicholls, unmarried hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Thomas R. Talbot, III and Helen K. Bredenberg*, 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 Lot No. 67 on the Plan of Brookside Courts, Addition No. 2, of record in Book 1835, Page 47, together with Driveway Easement of record in Book 5189, Page 975, Register's Office for said County. to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert H. Nicholls and wife, Martha S. Nicholls, by deed from Andrews Properties, Inc., of record in Book 5189, Page 969, Register's Office, for Davidson County, Tennessee. Robert H. Nicholls having since died.

This conveyance is subject to all matters shown on the plat of record in Book 1835, Page 47, Register's Office for Davidson County, Tennessee.

This property is improved property known as 605 Kendall Drive, Nashville, TN 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, 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.

*as tenants in common with the right of survivorship

Davidson County DEEDWARR
Recvd: 01/22/03 12:58 2pgs
Fees:13.00 Taxes:667.85
20030122-0009097

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 21nd day of January, 2003.

Martha S. Nicholls

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Martha S. Nicholls and, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 21nd day of January, 2003.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

My Commission expires 03/14/05