THIS INSTRUMENT PREPARED BY:
Eric E. Rogers
Beam, Miller & Rogers, PLLC
1332 Eighth Avenue North
P.O. Box 280240
Nashville, Tennessee 37228

FROM: Teri Snoke, Executrix of The Estate of Thomas Allen Nicholson, of record in the Seventh Circuit Court of Davidson County, Tennessee, Case No: 02P1220 ("GRANTOR")

TO: Thomas A. Nicholson, Jr. ("GRANTEE")

PROPERTY ADDRESS:	SEND TAX BILLS TO:	MAP/PARCEL:
2505 Sheridan Road Nashville, Tennessee 37206	Teri L. Snoke 3225 Bethesda Park Court Lawrenceville, Georgia 30044	073-13-0/073.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100s Dollars ($10.00), cash in hand paid, Teri Snoke, Executrix of The Estate of Thomas Allen Nicholson, has bargained and sold, and by these presents does transfer and convey unto Thomas A. Nicholson, Jr., his heirs, successors and assigns, a one-half undivided interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

BEING Lot No. 17 on the Map of Dugger Heights No. Two, as of record in Book 1424, page 135, Register's Office for said County.

SAID Lot No. 17 fronts 83 feet on the northerly side of Sheridan Drive and runs back 150.4 feet on the easterly line and 181.8 feet on the westerly line, to a dead line in the rear, which is a broken line, on which measures 99.5 feet.

BEING the same property conveyed to Thomas A. Nicholson and wife, Emma B. Nicholson, by deed from Robert Neal Logue and wife, Emily W. Logue, record in Book 4773, page 534, said Register's Office. The said Emma B. Nicholson having predeceased Thomas A. Nicholson. The Will of Thomas Allen Nicholson is of record as Image 4515\833632, Davidson County Probate Court Clerk's Office appoints Teri Snoke as Executrix and conveys property to decedent's surviving children equally.

This is improved property located at 2505 Sheridan Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas A. Nicholson, Jr., his successors and assigns, forever, in fee simple.

GRANTOR covenants with GRANTEE that it has done nothing to impair the title as received by GRANTOR during the time of the administration of the estate, and it will warrant and defend the title against the lawful claims of all persons claiming by or through her in her representative capacity, but not further or otherwise.

Davidson County DEEDWARR
Recvd: 03/25/03 16:14 2pgs
Fees:12.00 Taxes:0.00
20030325-0039450

WITNESS my hand, this 17th day of March, 2003.

Teri Snoke, Executrix of The Estate of
Thomas Allen Nicholson

STATE OF GEORGIA)
COUNTY OF Gwinnett)

Before me, Susan Picklesimer, a Notary Public in and for said State and County aforesaid, personally appeared Teri Snoke, duly authorized Executrix of The Estate of Thomas Allen Nicholson, the bargainor, with whom I am personally acquainted, or who 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 office, this the 17th day of March, 2003.

Notary Public

SUSAN S. PICKLESIMER NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMM. EXPIRES OCT. 23, 2006

My Commission Expires: 10/23/06

STATE OF GEORGIA)
COUNTY OF Gwinnett)

The actual consideration of value for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 17th day of March, 2003.

Notary Public

SUSAN S. PICKLESIMER NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMM. EXPIRES OCT. 23, 2006

My Commission Expires: 10-23-06