Davidson County DEEDWARR
Recvd: 07/17/03 14:11 2pgs
Fees:13.00 Taxes:222.41
20030717-0100554

This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
9030451

Send Tax Bills To:

New owner

New Owner is: Berkley H. Nicholls and Sherrol V. Nicholls
2200 Albion Street
Nashville, TN 37208

MAP: 92-03-141.00
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Georgia W. Sims a single woman**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Berkeley H. Nicholls and Sherrol V. Nicholls**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 21 on the Map showing the Subdivision of the westerly part of Lot No. 2 on the Harding Lytle Tract, as of record in Book 974, page 52, Register's Office for said County.

Said Lot No. 21 fronts 84.5 feet on the northerly side of Albion Street and runs back between lines, 166 feet on the westerly line and 180 feet on the easterly line, with the westerly margin of the T.C.R.R. right-of-way to an alley, and measures 9 feet thereon.

Being the same property conveyed to Georgia W. Sims, a single woman, from Anne H. Mayes, a single woman, by Warranty Deed dated June 14, 1983 and recorded June 20, 1983 in Book 6078, page 971, Register's Office for Davidson County.

This conveyance is subject to all matters of record on plat in Book 974, page 52, Register's Office for Davidson County.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 11th day of July, 2003.

GRANTOR:

Georgia W. Sims

Georgia W. Sims

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Georgia W. Sims a single woman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 11th day of July, 2003.

M. Lynn Bodden
Notary Public

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN. MY COMM. EXP. 10/22/05

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $60,110.00.

Affiant

SWORN TO and subscribed before me this 11th day of July, 2003.

M. Lynn Bodden
NOTARY PUBLIC

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN. MY COMM. EXP. 10/22/05

My commission expires: