ADDRESS NEW OWNERS and
SEND TAX BILLS:
JOHN C. JENNINGS and wife,
JERELYN W. JENNINGS
102 Indian Lake Ct.
Hendersonville, TN 37075

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
91 - 15 - 145

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY FIVE THOUSAND DOLLARS ($75,000.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, LARRY NICHOLSON, STANLEY NICHOLSON and EILEEN NICHOLSON FOX, TRUSTEES OF THE GRACE NICHOLSON TRUST, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to JOHN C. JENNINGS and wife, JERELYN W. JENNINGS, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being the westerly 60 feet of the southerly 150 feet of Block 15 on the map of Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, Register's Office for said County.

Said part of Block 15 fronts 60 feet on the northerly side of Dakota Avenue and runs back between parallel lines, with the easterly margin of 53rd Avenue North, 150 feet to an alley.

Being the same property conveyed to Larry Nicholson, Stanley Nicholson and Eileen Nicholson Fox as Trustees of the Grace Nicholson Trust by deed of record in Book 10126, Page 219, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 5210 Dakota Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Davidson County DEEDWARR
Recvd: 09/19/03 08:34 2pgs
Fees:13.00 Taxes:277.50
20030919-0138614

Executed on this 16 day of September, 2003.

Grace Nicholson Trust

By: John A Nicholson Trustee
LARRY NICHOLSON, Trustee

By: Stanley E Nicholson Trustee
STANLEY NICHOLSON, Trustee

By: Eileen Nicholson Fox, Trustee
EILEEN NICHOLSON FOX, Trustee

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, LARRY NICHOLSON, STANLEY NICHOLSON and EILEEN NICHOLSON FOX, Trustees of the Grace Nicholson Trust, the within named 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 at office this 16 day of September, 2003.

NOTARY PUBLIC

My Commission Expires:
10/24/05

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $75,000.00.

AFFIANT

Subscribed to and sworn before me, this the 16 day of September, 2003.

NOTARY PUBLIC

My Commission Expires:
10/24/05

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