Davidson County DEEDWARR
Recvd: 10/09/03 07:34 2pgs
Fees:13.00 Taxes:3310.58
20031009-0149635

This Instrument Was Prepared By:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027

STATE OF TENNESSEE)
COUNTY OF Davidson)
VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$894,750.00** amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 3rd day of October, 2003
Notary Public

NOTARY PUBLIC
Commission Expiration:

W. WILLIAM DAVIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 27, 2005

WARRANTY DEED

RETURN ORIGINAL TO:	PLEASE SEND TAX BILL TO:	ADDRESS OF NEW OWNER:
CONSUMER TRUST TITLE & ESCROW, LLC 219 WARD CIRCLE STE 3 BRENTWOOD, TN 37027	~~AmSouth Bank~~ MW ~~3550~~ Same as New Owner	208 Belclaire Place Nashville, Tenn. 37205
		PROPERTY ADDRESS: 208 Belclaire Place Nashville, Tenn. 37205

MAP PARCEL NUMBER
104-14-G-117CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, W. SCOTT NICKELS AND WIFE, KELLY NICKELS (Collectively "Grantor") has bargained and sold, and does hereby bargain, sell and convey unto MATTHEW H. FONES, A SINGLE PERSON ("Grantee") the following described real estate located in DAVIDSON County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 6 AS SHOWN ON THE FINAL PLAT OF WHITWORTH PHASE 2, AS OF RECORD IN BOOK 7900, PAGE 470, SAID REGISTER'S OFFICE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED TO W. SCOTT NICKELS AND WIFE, KELLY NICKELS BY WARRANTY DEED OF WHITWORTH PROPERTIES, L.P., A TN LIMITED PARTNERSHIP DATED DECEMBER 3, 1996 AND RECORDED DECEMBER 4, 1996 IN BOOK 10280, PAGE 427, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This property is known as :

208 BELCLAIRE PLACE, NASHVILLE, TN 37205

This property is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this the 3rd day of October, 2003

W. SCOTT NICKELS **KELLY NICKELS**

STATE OF TENNESSEE)
COUNTY OF)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **W. SCOTT NICKELS AND KELLY NICKELS** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 3rd day of October, 2003.

Notary Public
My Commission Expires:_____

W. WILLIAM DAVIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 27, 2005

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