This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Karla J. Nicholson
1606 Shelby Ave.
Nashville, Tennessee 37206

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
State Farm Bank, F.S.B.
7500 W. Jefferson Boulevard
Fort Wayne, IN 46804

MAP	83
GROUP	13
PARCEL	515

Davidson County DEEDWARR
Recvd: 10/09/03 09:03 2pgs
Fees:13.00 Taxes:603.10
20031009-0149864

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Joseph Donnelly, married** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Karla J. Nicholson, unmarried**, hereinafter called the "GRANTEE", her heirs 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. 14 on the Plan of Edgefield Land Company's First Subdivision, of record in Plat Book 57, page 130, Register's Office for Davidson County, Tennessee, said Lot No. 14 fronts 50 feet on the southerly side of Shelby Avenue and extends back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Joseph Donnelly by deed from Curtiswood L.L.C. of record in Instrument no. 20030206-0016729, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2003 and subsequent years.

This is improved property known as 1606 Shelby Ave., Nashville, Tennessee 37206.

Shannon Donnelly, wife of Joseph Donnelly, joins in this conveyance for the purpose of conveying all of her right, title, and interest in the subject property, marital or otherwise.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", its successors and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 30th day of September, 2003.

Joseph Donnelly

Shannon Donnelly

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Joseph Donnelly and Shannon Donnelly**, the 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of September, 2003.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/25/04

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $163,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day
of September, 2003.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/04

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE