WARRANTY DEED

RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 11/10/03 10:22 2pgs
Fees:13.00 Taxes:2127.50

20031110-0164238

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of November, 2003.

Notary Public

MY COMMISSION EXPIRES: 10/12/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 256 Seaboard Lane, Ste. B-105
Franklin, Tennessee 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert W. Wahl	Bank of America, N.A.	
(NAME)	(NAME)	104-09-227
207 Craighead Ave.	830 North Central Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN	St. Petersburg, FL 33701	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20032526

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Louis Nicholas,*** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Robert W. Wahl and wife, Nancy J. Wahl**, hereinafter called the GRANTEES, **their** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

*unmarried

Being Lot No. 8 in Myrtlewood Plat of the Bransford Realty Company's Subdivision of part of the S.W. Berger property, as of record in Book 547, page 106, Register's Office for said County.

Said Lot No. 8 fronts 75 feet on the West side of Craighead Avenue, and runs back in a Westerly direction between parallel lines 210 feet to the Easterly line of Lots Nos. 5 and 11 in said plan, measuring 75 feet on said rear line.

Being the same property conveyed to Louis Nicholas and wife, Sarah L. Nicholas by deed from Raymond J. Balester and wife, Vivian Balester and recorded in Book 3313, page 304, Register's Office for Davidson County, Tennessee. Said Sarah L. Nicholas having since died and subject property now being vested solely in Louis Nicholas as surviving tenant by the entirety.

unimproved ☐

This is improved ☒ property, known as 207 Craighead Ave., Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 6th day of November, 2003.

Louis Nicholas, by Kevin L. Nicholas, his Attorney-in-fact

Louis Nicholas, by Kevin L. Nicholas, his Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the, the undersigned, of the State and County aforesaid, personally appeared Kevin L. Nicholas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-fact for Louis Nicholas the within named bargainor, and that he as such Attorney-in-fact executed the foregoing instrument for the purpose therein contained, by signing the name of Louis Nicholas, by Kevin L. Nicholas, as Attorney-in-fact.

Witness my hand and seal, this 6th day of November, 2003.

Commission expires: 2/19/07

BETTY HODGES NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

Notary Public