WARRANTY DEED

B-TA-03-1708

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $328,500.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF November, 2003.

Notary Public

My Commission Expires: (AFFIX SEAL)

RACHEL WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

My Commission Expires MAR. 31, 2007

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Nicks	Taylor, Bean, and Whittaker	
2160 Chickering Lane (ADDRESS)	1417 N. Magnolia Avenue (ADDRESS)	144-14-21.00
Nashville, Tennessee 37215 (CITY) (STATE) (ZP)	Ocala, FL 34475 (CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SHARYN LANE*, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto THOMAS NICKS AND WIFE, RAE NICKS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

* unmarried

Land in Davidson County, Tennessee, BEING Lot No. 15 on the Plan of Chickering Valley, of record in Book 2331, pages 121, 122, and 123, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Sharyn Lane, unmarried, by Deed dated August 26, 1997 and filed for record on August 27, 1997 in Book 10583, Page 952, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2160 Chickering Lane, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (Cty 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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/our hand(s) this 10th day of November, 2003.

Sharyn Lane

Davidson County DEEDWARR
Recvd: 12/01/03 09:11 2pgs
Fees:13.00 Taxes:1215.45

20031201-0172236

STATE OF CALIFORNIA

COUNTY OF Los Angeles

I, SANJEEVA NAVARATNASINGAM, a Notary Public of the County and State first above written, do hereby certify that Sharyn Lane personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 2nd day of October, 2003.

Notary Public

My Commission Expires: APRIL 7, 2006

(SEAL)

SANJEEVA NAVARATNASINGAM
Commission # 1350077
Notary Public - California
Los Angeles County
My Comm. Expires Apr 7, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903