RECORD & RETURN TO:

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/18/04 08:55 2pgs
Fees:13.00 Taxes:962.00

20040318-0030682

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $260,000.00.

Affiant

Subscribed and sworn to me on March 10, 2004.

NOTARY PUBLIC

R. BARRY CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Douglas A. Brace
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19973SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
W. Scott Nickels 313 Lauderdale Road Nashville, TN 37205	SAME	103-12-99

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Chlotele K. Lawson, unmarried, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto W. Scott Nickels, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 and the westerly part of Lot No. 8 of Block "G" on the Plan of Cherokee Park, Section 1, of record in Book 547, pages 169 and 170, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 7 and the westerly part of Lot No. 8 front together 100 feet on the northerly side of Lauderdale Road and run back 164 feet on the westerly line 172 feet, more or less, on the easterly line to a dead line, measuring 80 4/13 feet thereon.

Being the same property conveyed to Chlotele K. Lawson, unmarried by Quitclaim Deed from Chlotele K. Lawson, Trustee, or successor trustee(s) of the Chlotele K. Lawson Trust dated 17 March 1998, a Revocable Living Trust, of record in Instrument No. 20040318-0030681, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2004 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Matters shown on plat of record in Book 547, pages 169 and 170, in the Register's Office for Davidson County, Tennessee; and
3. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee; and
4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as 313 Lauderdale Road, Nashville, TN 37205.

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 GRANTORS do covenant with the said GRANTEES that they are 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands on March 10, 2004.

Chlotele K. Lawson

Chlotele K. Lawson

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On March 10, 2004, before me personally appeared Chlotele K. Lawson to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on March 10, 2004.

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
September 24, 2005
STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires: _____