Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $359,900.00

Affiant

Subscribed and sworn to before me, this 22nd day of March, 2004

Notary Public
My commission expires: 11/27/06

JULIA A. HIRT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Robert Nichols	1st Trust Bank for Savings	4-00-0-163
5039 Cougar Cove	P.O. Box 17257	
Joelton TN 37080	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joe B. Pruett Jr. and wife, Debra I. Pruett, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Robert Nichols and wife, Diane Nichols, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

LAND in the 14th Civil District of Davidson County, Tennessee, being Lot No. 12 of Cougar Cove Subdivision, described according to a field survey prepared May 20, 1988, by Joe M. Cummings, Tennessee Registered Land Surveyor No. 1513, as follows:

TO find the Point of Beginning, start at the intersection of the southerly right-of-way (25 feet from the centerline) of Coopertown Road with the westerly boundary line of property owned by Marie Sloan, of record in Deed Book 6842, page 844, in the Register's Office of Davidson County, Tennessee, said intersection being westerly approximately 1375 feet along said right-of-way from Whites Creek Pike; thence, with said Sloan's westerly boundary line, South 0° 44' 00" west 780.29 feet to an iron pin in the boundary line of property owned by James I. Caldwell, III and David R. Wade, III, of record in Deed Book 7473, page 661, in said Register's Office; thence, severing said Caldwell and Wade property as follows: north 89° 39' 40" west 13.24 feet to an iron pin, south 27° 33' 00" west 112.00 feet to an iron pin, the Point of Beginning; thence, severing said Caldwell and Wade property, as follows: south 66° 33' 20" east 551.32 feet to an iron pin, south 73° 27' 00" east 325.59 feet to an iron pin in the westerly boundary line of property owned by Frank Leslie Irvin, Sr. et ux, of record in Deed Book 4551, page 246, in said Register's Office; thence, with said boundary line and continuing with the westerly boundary lines of properties owned by Lauren S. Cato, of record in Deed Book 6520, page 75, and Sue Garrett Suter, of record in Deed Book 4550, page 256, in said Register's Office, south 2° 01' 20" west 322.42 feet to an iron pin; thence, again severing said Caldwell and Wade property as follows: north 62° 27' 00" west 1008.46 feet to an iron pin, north 27° 33' 00" east 189.33 feet to the Beginning, containing 5.01 acres.

TOGETHER with a 50 foot wide easement for the purpose of ingress and egress between said tract and Coopertown Road as described in the deed recorded in Book 7783 at page 303, in said Register's Office.

Being the same property conveyed to Joe B. Pruett Jr. and wife, Debra I. Pruett by deed from William Ray Miller and wife, Kathy DeLois Miller of record in Book 7907, Page 666, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5039 Cougar Cove, Joelton, TN 37080

Davidson County DEEDWARR
Recvd: 03/23/04 11:24 2pgs
Fees:13.00 Taxes:1331.63
20040323-0032580

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 22 day of March, 2004.

Joe B. Pruett Jr.

Debra I. Pruett

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joe B. Pruett Jr. and Debra I. Pruett, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Mt. Juliet, TN, this 22 day of March, 2004.

Notary Public

My Commission expires 11/27/06

