03

Realty Title 48-A

STATE OF TENNESSEE)
COUNTY OF Davidson)
I hereby declare that the actual consideration for this transfer, or the true value of the property transferred, whichever is greater, is $192,000.00.

AFFIANT

Sworn to and subscribed before me this 26th day of January, 2004.

NOTARY PUBLIC My commission expires: 3/14/05

Map & Parcel No. 128-03-O-A-15.00 CO

Address of New Owner: John W. Nichols
516 Cedar Forest Ct.
Nashville, TN 37221

Send Tax Notices To: First Horizon Home Loan Corp.
4000 Horizon Way
Irving, TX 75063

WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, NATIONAL RESIDENTIAL NOMINEE SERVICES, INC., hereinafter referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHN W. NICHOLS AND WIFE, GRETCHYN BOSHART, hereinafter referred to as Grantee(s), her/his/their successors and assigns forever, all of its right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

Davidson County DEEDWARR
Recvd: 03/26/04 10:05 2pgs
Fees:13.00 Taxes:710.40
20040326-0034148

See legal description, Attachment "A" hereto, made a part hereof.

This is improved property, known as 516 Cedar Forest Court, Nashville, TN 37221.

THIS CONVEYANCE IS SUBJECT TO easements and building setback lines of record at Plat Book 6900, page 383, in the Register's Office for Davidson County, Tennessee; to restrictive covenants of record at Book 6805, page 253, Book 6925, page 751, and at Book 7163, page 686, in said register's office; and to the 2004 Davidson County property taxes, which are being prorated.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), her/his/their successors 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), her/his/their successors and assigns, against the lawful claims of all persons whomsoever. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

IN WITNESS WHEREOF, the said NATIONAL RESIDENTIAL NOMINEE SERVICES, INC. has hereunto set its signature, this 4th day of March, 2004.

NATIONAL RESIDENTIAL NOMINEE SERVICES, INC.

By: _____
Printed Name & Title: Terri L. Warfield, Vice President

STATE OF MISSOURI)
COUNTY OF ST. LOUIS CITY)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Terri L. Warfield, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, on oath, acknowledged such person to be Vice President (or other such officer authorized to execute this instrument) of NATIONAL RESIDENTIAL NOMINEE SERVICES, INC., the within-named bargainor, a corporation, and that such Terri L. Warfield, or other officer, as such Vice President, executed the foregoing Warranty Deed for the purposes and considerations therein contained, by personally signing the name of the corporation as Vice President.

WITNESS my hand and official seal of office, this 4th day of March, 2004.

My commission expires: 4-29-2006

NOTARY PUBLIC

TAMMY S HARMON
Notary Public - Notary Seal
STATE OF MISSOURI
ST. LOUIS CITY
MY COMMISSION EXP. APR. 29,2006

Attachment "A": Legal Description.
Anthony A. Chipkewich and wife, Catherine J. Chipkewich.

LAND in Davidson County, Tennessee, being all of Lot No. 15, on the plan of First Revision Cedar Forest, a Planned Unit Development (P.U.D), all of record in Plat Book 6900, page 383, said Register's Office, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Anthony A. Chipkewich and wife, Catherine J. Chipkewich, by Warranty Deed from Robert M. Manners and Jill M. Manners, dated October 31, 2002, recorded November 5, 2002, of record in Instrument Number 200211070137671, the re-recording of Instrument Number 200211050135999, Register's Office for Davidson County, Tennessee. Being also the same property conveyed to National Residential Services, Inc. by Warranty Deed from Anthony A. Chipkewich and wife, Catherine J. Chipkewich dated 3/4/04, 2004 and recorded contemporaneously herewith as Instrument No. 20040326-0034147, in the Register's Office for Davidson County, Tennessee.

This Instrument Prepared By:
J. Wayne Thomas, Attorney at Law
RELS/Real Estate Loan Services of Tennessee, Inc.
1100 Kermit Drive, Suite 204
Nashville, TN 37217

When Recorded Return to:

RELS
1100 Kermit Drive, Suite 204
Nashville, TN 37217