PICK-UP

BOX 10-B

Davidson County DEEDWARR
Recvd: 07/01/04 11:13 2pgs
Fees:13.00 Taxes:1393.42

20040701-0078384

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $376,600.00

Bonnie B. Miles
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2004.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: September 22, 2007.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BONNIE B. MILES	**SAME**	**103-12-99**
(NAME) **313 LAUDERDALE ROAD**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, W. SCOTT NICKELS AND WIFE, KELLY NICKELS**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BONNIE B. MILES, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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 W. Scott Nickels from Chlotele K. Lawson by deed of record in Instrument Number 20040318-0030682, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Book 547, pages 169 and 170, and any and all other easements, restrictions and conditions of record which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as 313 LAUDERDALE ROAD, 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 GRANTEE, her heirs assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 this 30th day of June, 2004.

W. Scott Nickels by
Kelly Nickels, Attorney in fact
For W. Scott Nickels

W. SCOTT NICKELS
BY: KELLY NICKELS, ATTORNEY IN FACT FOR W. SCOTT NICKELS

KELLY NICKELS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **KELLY NICKELS,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of June, 2004.

My commission expires: **September 22, 2007**

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Lee A. Cohen
Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **KELLY NICKELS, ATTORNEY IN FACT FOR W. SCOTT NICKELS,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **W. SCOTT NICKELS** and who acknowledged that she executed the same as the free act and deed of **W. SCOTT NICKELS.**

Witness my hand and official seal at Nashville, Tennessee this 30th day of June, 2004.

My commission expires: **September 22, 2007** .

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Lee A. Cohen
Notary Public