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Davidson County DEEDWARR
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20040728-0090200

WARRANTY DEED

THIS INDENTURE, made and entered into this 27th day of July, 2004, by and between LARRY A. WILKERSON AKA * AN UNMARRIED PERSON, party of the first part, and,

CHARLES D. NICHOLAS AND WIFE, SUSAN E. NICHOLAS

, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the City of NASHVILLE, County of DAVIDSON, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot. No. 78 on the Plan of Resubdivision Bellevue Highlands Phase 1 as of record Instrument Number 20010202-0010398, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description. Being the same property conveyed to Larry A. Wilkerson, an unmarried person by deed dated February 1, 2003 from Towasky Graham and wife, Lillian P. Graham of record Instrument No. 20030204-0015127, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to the party of the first part by warranty deed of record under instrument number _____ in the Register's Office of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever. And the said party of the first part does hereby covenant with the said party of the second part that she is lawfully seized in fee of the aforedescribed real estate; that she has a good right to sell and convey the same; that the same is unencumbered, except for City of NASHVILLE and County of DAVIDSON realty taxes for the year 20_____, and subdivision restrictions, building lines and easements of record in Plat Book _____, Page _____, in the said Register's Office; and that the title and quiet possession thereto she will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

LARRY A. WILKERSON

STATE OF Tennessee

COUNTY OF Davidson

BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **LARRY A. WILKERSON**, to me known to be the persons described in, and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed and for the purposes therein contained.

WITNESS my hand and Notarial Seal at Office this 21 day of July, 2004

Kathleen Taylor Key
Notary Public

My commission expires: May 30, 2007

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $ 246,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 26 day of July, 2004.

Notary Public

My commission expires: _____

HOLLY LEIGH GRANT
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires JUNE 8, 2008

Property Address: **1228 ROCKERFORD DRIVE, NASHVILLE, TN 37221**

Tax Parcel Number: 155-8E-19

Name and address of property owner, and mail tax bills to:

Charles D. & Susan E. Nicholas
1228 Rockeford Drive
Nashville, TN 37221

This instrument was prepared by, and after recording, return to:

First Title & Escrow
2000 Richard Jones Rd, Ste. 110
Nashville, TN 37215