3586

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219
(615) 244-5480

Davidson County DEEDWARR
Recvd: 08/02/04 09:31 3pgs
Fees:18.00 Taxes:1017.50
20040802-0091992

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 116-8/68

The actual consideration or value, whichever is greater, for this transfer is $275,000.00

W. Scott Nickels
Affiant

Subscribed and sworn to before me this the 16 day of July, 2004.

My Commission Expires: 1-26-08

Stacia L. Smith
Notary Public

STACIA L. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER(S) AS FOLLOWS:

W. Scott Nickels
(Name)
304 Hillwood Blvd.
(Street Address)
Nashville TN 37205

SEND TAX BILLS TO:

SAME
(Name)
(Street Address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **THEODORE A. SMEDLEY and wife, NANCY I. SMEDLEY,** hereinafter collectively called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **W. SCOTT NICKELS, married,** hereinafter called the "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described in **Exhibit "A"** attached hereto and made a part hereof.

BEING unimproved property known as: 201 Woodmond Circle, Nashville, TN 37205

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have prorated between Grantor and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they 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 "Grantor" does further covenant and bind themselves, their heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," his successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto on this 16 day of July, 2004.

Theodore A. Smedley

Theodore A. Smedley

Nancy I. Smedley

Nancy I. Smedley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Theodore A. Smedley and Nancy I. Smedley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 16 day of July, 2004.

STACIA L. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Stacia L Smith

Notary Public

My Commission Expires: 1-26-06 1-26-08

EXHIBIT "A"
LEGAL DESCRIPTION

A certain parcel or tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Map of J. A. Steven's Re-Subdivision of certain lots in the Kenner-Manor Land Company's Subdivision as of record in Book 547, page 134, Register's Office for said County.

Said Lot No. 15 fronts 173 feet on the southerly side of a 60-foot unnamed avenue, (now Woodmont Circle), and runs back 236 feet on the easterly line and 200 feet on the westerly line to a point, said point being the southwest corner of Lot No. 14 on said plan.

Being the same property conveyed to Theodore A. Smedley and Nancy I. Smedley by deed of record in Book 9018, page 668, said Register's Office.