WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$238,500.00.** Carrie Teisler
Affiant

Subscribed and sworn to before me, this the 2nd day of August, 2004.

Notary Public
My commission expires: 7/29/06
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 08/13/04 13:29 2pgs
Fees:13.00 Taxes:882.45

20040813-0098220

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Margaret H. Nichols **Tina O. Nichols**	New Owner	**Map 117-08-0, Parcel 056.00**
3026 Brightwood Avenue		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Mark W. King and JoAnne J. King, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Margaret H. Nichols unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR 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 part of Lots 25, 26 and 27 on the Changed Plan of the Subdivision of certain lots in Belmont Terrace Annex 1, as of record in Book 547, Page 99, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the southeasterly margin of Brightwood Avenue, at a point 45 feet southwest of the southwesterly margin of Gale Avenue, Extended; thence, with the southeasterly margin of Brightwood Avenue, southwestwardly 55 feet, thence, southeastwardly and parallel with the southwesterly margin of Gale Avenue, extended, 145 feet, thence, northeastwardly and parallel with the southeasterly margin of Brightwood Avenue 55 feet to a point, 45 feet southwest of the southwesterly margin of Gale Avenue, Extended; thence, northwestwardly, 145 feet to the beginning.

Being the same property conveyed to Mark W. King and wife, JoAnne J. King, by Deed from Mary K. Alissandratos, as Substitute Trustee, of record in Instrument No. 20030911-0133215, Register's Office for DAVIDSON County, Tennessee.

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 been prorated and assumed by the Grantee(s) herein.

This is Improved (_X__) Unimproved (____) property, known as: **3026 Brightwood Avenue, Nashville, TN 37212**

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 and assigns forever; and we do covenant with the said GRANTEES 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 convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this **2nd** day of **August, 2004.**

Mark W. King

JoAnne J. King

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 **Mark W. King and JoAnne J. King,** the bargainor, 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 at Nashville, Tennessee, this **2nd** day of **August, 2004.**

Notary Public

KATHY HAND NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 12.12.04