THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23303-08-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $856,025.00. Affiant Subscribed and sworn to before me this 25th day of August, 2004. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Dale H. Nichols Brenda J. Nichols 108 Suffolk Crescent Brentwood, TN 37027	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.116.15-0 Parcel No. 016.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elizabeth Bond Bishop, Evelyn Bond Parsons, Charles Frederick Bond, Jr. and Walter Frank Bond Devisees under the Last Will and Testament of Anne Blair Bond,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dale H. Nichols and wife, Brenda J. Nichols** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4322 Glen Eden Drive, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of August, 2004.

Elizabeth Bond Bishop
Elizabeth Bond Bishop

Evelyn Bond Parsons
Evelyn Bond Parsons

Charles Frederick Bond, Jr.
Charles Frederick Bond, Jr., BY: Evelyn Bond Parsons, Attorney-In-Fact pursuant to a power of attorney being placed of record immediately prior hereto
By Evelyn Bond Parsons

Walter Frank Bond
Walter Frank Bond

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Elizabeth Bond Bishop, Evelyn Bond Parsons and Walter Frank Bond**, 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, at office in Nashville, Tennessee, this 25th day of August, 2004.

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Notary Public

Davidson County DEEDWARR
Recvd: 08/31/04 13:02 3pgs
Fees:18.00 Taxes:3167.29

20040831-0105235

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Evelyn Bond Parsons** with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained, and who further acknowledged that SHE is the Attorney-in-Fact for the said **Charles Frederick Bond, Jr.** and is authorized by the said **Charles Frederick Bond, Jr.** to execute this instrument on HIS behalf.

Witness my hand, at Office, this 25th day of August, 2004.

My commission expires:

_____

_____
Notary Public

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

EXHIBIT "A"

TRACT 1

Land in Davidson County, Tennessee, being Lots Nos. 1 and 2 of Block 6 on the plan of the resubdivision of part of Royal Oaks, as of record in Book 974, pages 4 and 5, Register's Office for said County.

Said Lots Nos. 1 and 2 front together 204 feet on the northerly side of Hobbs Road, formerly Glen Eden Drive, and run back 176 feet on the westerly line and 248 feet on the easterly line to the southerly line of Lot No. 5, measuring 191.8 feet thereon.

TRACT 2

Being the westerly part of Lot No. 5 of Block 6 on the Map of the Resubdivision of part of Royal Oaks, as of record in Book 974, pages 4 and 5, Register's Office for said county, beginning at a point in the southerly line of said Lot 5 which is the northeast corner of Lot 2 and the northwest corner of Lot 4, said resubdivision; thence westerly 191 feet, eight inches, with the southerly line of said Lot 5 to its southwest corner; thence northerly with the westerly margin of said Lot 5, 200 feet to the northwest corner of said Lot 5; thence easterly with the northerly margin of said Lot 5, 190 feet, 10 inches, to a point in said margin; thence southerly 200 feet to the point of beginning.

Being the same property conveyed to Evelyn Bond Parsons, Charles Frederick Bond, Jr., Walter Frank Bond and Elizabeth Bond Bishop by Executor's Quit Claim Deed dated, April 12th, 2004 from Cumberland Investment and Trust Company as Co-Executor of the Estate of Anne Blair Bond and James M. Swiggart, as Co-Executor of the Estate of Anne Blair Bond and as Trustee of the Trust established under the Will of Anne Blair Bond, of record as Instrument No. 20040419-0043922, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. All matters appearing on the Plan of record as Book 974, page 4 and 5, Register's Office for Davidson County, Tennessee.