07- Realty
48A

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $389,500.00

Affiant

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Subscribed and sworn to before me, this 27th day of August, 2004.

Notary Public
My commission expires: 5/24/2008

07-0408-81491

Address of New Owner:	Send Tax Bills to:	Tax Information
David Nicholas	SunTrust Mortgage, Inc.	172-14-O-B-
4808 Redcastle Ridge	121 Perimeter Center West	72.00CO
Nashville TN 37211	Atlanta, GA 30346	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Curtis M. Wallen and wife, Kay Witt Wallen,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **David Nicholas and wife, Paula Nicholas**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being Lot No. 72 of Winfield Park, Phase 1, Section 1, Revision 1, of record in Book 7900, pages 766 and 767, and revised in instrument # 200103130024108, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Curtis M. Wallen and wife Kay Witt Wallen by Deed from Danco Investments, LLC dated November 22, 2000 and of record in instrument # 200011270116110 and re-recorded in Book 2001020900130, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4808 Redcastle Ridge, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 09/03/04 11:28 2pgs
Fees:13.00 Taxes:1441.15
20040903-0106992

WITNESS my hand this 27th day of August, 2004.

Curtis M. Wallen

Kay Witt Wallen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Curtis M. Wallen and Kay Witt Wallen, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 27th day of August, 2004.

CATHERINE R. VASS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN

Notary Public
State of Tennessee at Large
My Commission expires 5/24/2008