WARRANTY DEED

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES MAY 14, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $267,000.00

Shirley Edwards
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 3RD DAY OF SEPTEMBER, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 04-00435

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Thomas Gorham and Dawn Gorham	~~Davidson Cty Register of Deed~~	MAP:141-15-D
709 Vauxhall Drive	United Capital Mortgage	Parcel:166.00CO
Nashville, TN 37221	1,86 Airport Plaza Drive Suite A Alcoa TN 37701	

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

WILLIAM L. NICKS AND TERESA M. NICKS

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

THOMAS GORHAM AND WIFE, DAWN GORHAM

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 709 Vauxhall Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand on the 3rd day of September, 2004.

William L. Nicks

Teresa M. Nicks

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, WILLIAM L. NICKS AND TERESA M. NICKS, the bargainor(s), 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 Brentwood, Tennessee , this 3rd day of September, 2004.

Notary Public_____

My Commission Expires:_____

EMILY H. PROPHET NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

EMILY H. PROPHET
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 26, 2008

Davidson County DEEDWARR
Recvd: 09/07/04 12:24 2pgs
Fees:13.00 Taxes:987.90

20040907-0107710

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 166 on the Plan of Phase III-D, "Sheffield" on the Harpeth, of record in Book 7900, Pages 710 and 712, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to William L. Nicks and wife, Teresa M. Nicks by Warranty Deed of record in Book 9750, Page 227, said Register's Office. William L. Nicks and Teresa M. Nicks having since divorced by marital dissolution agreement dated 2-17-2004.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.