WARRANTY DEED

FILE BOX 45

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of September, 2004

Notary Public:

MY COMMISSION EXPIRES: 01/29/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Gary K. Pickens	NEW OWNER	Map 164
3235 Pugh Road		Group
Hermitage, TN 37076		Parcel 16

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

Ronnie Lee Nixon and wife, Vickie C. Nixon

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Gary K. Pickens and Keith W. Abrams

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:

PROPERTY lying in southeastern Davidson County on Mountain View Road; bounded on the west by Mt. View Road, on the north by property belonging to Julia Kostic Trust of record in Instrument 2002080895637; on the south and southwest by Asheford Crossing Subdivision, Sect. 1 of record in Plat Book 7900, Page 937 and more specifically described as follows:

Beginning at a point in the center of Mt. View Road, the northwest corner of the herein described tract and the southwest corner of Kostic; thence with Kostic's south line S-48 deg. 41' 15" - E, 25.00' through an iron pin on the southeast margin of Mt. View Road and continuing an additional 440.79' to an iron pin set in the north boundary of Asheford Crossing Subdivision; thence N-82 deg. 51' 56" - W, 302.50' to an iron pin on the north margin of Asheford Trace; thence along the said north margin N-50 deg. 04' 51" - W, 210.12 through an iron pin and continuing an additional 25.07' to a point on the centerline of Mt. View Road; thence with the centerline of said road around a curve to the right, having a radius of 1,432.54' a distance of 176.85', with a chord bearing N-47 deg. 40' 25" - E, a chord distance of 176.74' to the point of beginning, and containing 1.389 acres, more or less, according to a survey by Galyon W. Northcutt, 2607 Forest View Drive, Antioch, TN 37013-1335; TN RLS #1529, dated August 31, 2004.

Being the same property conveyed to Ronnie Lee Nixon by Executor's Deed from Ronnie Lee Nixon, Executor, of record in Book 9827, Page 255, said Register's Office.

This conveyance is subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) Power Line Easement of record in Book 1224, Page 257, said Register's Office.

The said Vickie C. Nixon joins in this conveyance to convey any and all marital interest she may have in said property.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved (X)

This is Improved ( ) property, known as 5728 Mt. View Rd., Antioch, TN 37013

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 covenant 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.

Davidson County DEEDWARR
Recvd: 09/08/04 15:57 2pgs
Fees:13.00 Taxes:148.00
20040908-0108847

Witness our hands this 7th day of September, 2004.

Ronnie Lee Nixon

Vickie C. Nixon

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 Ronnie Lee Nixon and wife, Vickie C. Nixon, 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 7th day of September, 2004.

My Commission Expires: 01/29/05

Notary Public

