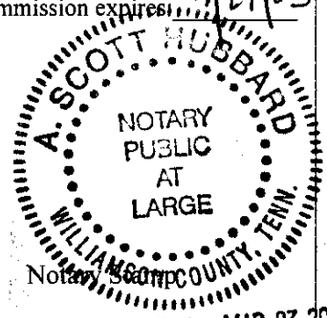
McConn & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

My commission expires: 3/27/05



Notary Seal

My Commission Expires MAR. 27, 2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $234,900.00

Affiant

Subscribed and sworn to before me, this 23rd day of September, 2004.

Notary Public

Davidson County DEEDWARR
Recvd: 09/29/04 09:49 2pgs
Fees:13.00 Taxes:869.13

20040929-0117022

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 102
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Peter Van Gordon Banker	New Owner	**Map 103-10, Parcel 9**
711 Branch Creek Road		
Nashville, TN 37209		

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

Donnie R. Nicholson and wife, Linda S. Nicholson

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

Peter Van Gordon Banker III, an unmarried man

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 Lot No. 29 on the Plan of Brookside Courts, Addition No. 3, of record in Plat Book 1835, page 107, Register's Office for Davidson County, Tennessee.

Said Lot No. 29 fronts 85 feet on the northwesterly margin of Branch Creek Road and extends back 144.8 feet on the southwesterly line and 118.3 feet on the northeasterly line to a dead line in the rear, measuring 89 feet thereon.

Being the same property conveyed to Donnie R. Nicholson and wife, Linda S. Nicholson, by Warranty Deed, from Matt Pope, married, of record in Instrument # 20021002-0120277, Dated August 27, 2002, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 1835, Page 107, Register's Office for Davidson County, Tennessee.
Joint Driveway Agreements of record in Book 5268, page 760, Book 5268, page 762 and Book 6837, page 915, Register's Office for Davidson County, Tennessee.
Any and all visible easements lying on or across the property.

This is improved property known as 711 Branch Creek Road, Nashville, TN 37209.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my/our hand(s) this 23rd day of September, 2004.

Donnie R. Nicholson

Linda S. Nicholson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Donnie R. Nicholson and wife, Linda S. Nicholson, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of September, 2004.

My Commission Expires:_____

Notary Public

SCOTT HUBBARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 27, 2005