PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 10/18/04 15:39 4pgs
Fees:23.00 Taxes:462.50
20041018-0125193

WARRANTY DEED

THIS INDENTURE is made and entered into this 14th day of October, 2004, by and between ROBERTA GARRETT, MARRIED, and WAYNE CARUTHERS, UNMARRIED, JEAN SMILEY, MARRIED, and ANN NICHOLS, MARRIED, hereinafter called Grantors, and ANNA M. NICHOLS, A MARRIED WOMAN, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, ROBERTA GARRETT, MARRIED, and WAYNE CARUTHERS, UNMARRIED, JEAN SMILEY, MARRIED, and ANN NICHOLS, MARRIED, as Grantors, do hereby bargain, sell, transfer and convey unto ANNA M. NICHOLS, A MARRIED WOMAN, hereinafter referred to as Grantee, her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 107 WILSHIRE COURT, GOODLETTSVILLE, TENNESSEE 37072.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, her successors, heirs and assigns, against the lawful claims of all person whomsoever.

WILLIAM C. GARRETT, husband of ROBERTA GARRETT, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest he may have in and to the property described herein, marital or otherwise.

KENNETH SMILEY, husband of JEAN SMILEY, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest he may have in and to the property described herein, marital or otherwise.

JAMES E. NICHOLS, husband of ANN NICHOLS, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest he may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of Grantors on the day and year first above written.

Roberta Garrett
ROBERTA GARRETT
Signature of Seller

William C Garrett
WILLIAM C. GARRETT
Signature of Seller Spouse

STATE OF NORTH CAROLINA)
COUNTY OF LINCOLN)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERTA GARRETT JOINED BY HER HUSBAND, WILLIAM C. GARRETT, the within named bargainors, 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 purpose therein contained.

Witness my hand, at Charlotte, North Carolina, this 14th day of October, 2004.

Dorothy Z Carter
Notary Public

My Commission Expires: 12/09/07

NOTARY PUBLIC LINCOLN COUNTY, N.C.

WAYNE CARUTHERS
Signature of Seller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WAYNE CARUTHERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand, at office, this 14 day of October, 2004.

Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

JEAN SMILEY
Signature of Seller

KENNETH SMILEY
Signature of Seller Spouse

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEAN SMILEY, JOINED BY HER HUSBAND, KENNETH SMILEY, the within named bargainors, 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 purpose therein contained.

Witness my hand, at office, this 14 day of October, 2004.

Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

ANN NICHOLS

JAMES E. NICHOLS
Signature of Seller Spouse

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANN NICHOLS, JOINED BY HER HUSBAND, JAMES E. NICHOLS, the within named bargainors, 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, this 14 day of October, 2004.

Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

ANNA M. NICHOLS, A MARRIED WOMAN

843 LOUISVILLE HIGHWAY
GOODLETTSVILLE, TENNESSEE 37072

Property Address:

107 WILSHIRE COURT
GOODLETTSVILLE, TENNESSEE 37072

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 26-6, PARCEL 52

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$125000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Anna M Nichols
Affiant

Sworn to and subscribed before me, a Notary Public, this 14th day of **October, 2004.**

Denise C. Allis
Notary Public

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/24/2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 04-7493

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 104 on the Plan of Resubdivision of Windsor Green, Phase 1, Section 1, Lots 103 and 104, of record in Plat Book 6050, page 220, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to MARTHA J. CARUTHERS, by Warranty Deed from BRENDA C. HEATHERLY, UNMARRIED, of record in Book 9090, page 721, Register's Office for DAVIDSON County, Tennessee. The said MARTHA J. CARUTHERS having since died testate February 16, 2004, title to the property vests in her designated devisees under the WILL OF MARTHA JONES CARUTHERS, namely: ANN NICHOLS*, ROBERTA GARRETT, JEAN SMILEY AND WAYNE CARUTHERS. The will of MARTHA JONES CARUTHERS is of record at Volume 5689/1627510, Probate Court for Davidson County, Tennessee. Martha Jones Caruthers and Martha J. Caruthers was one in the same person and was unmarried at her death.

*The said ANN NICHOLS a/k/a ANNA M. NICHOLS.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 26-6, PARCEL 52).

2. All City REAL PROPERTY taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 26-6, PARCEL 52).

3. All matters as set forth on the Plan of Resubdivision of Windsor Green, Phase 1, Section 1, Lots 103 and 104, of record in Plat Book 6050, page 220, Register's Office for Davidson County, Tennessee, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

4. Declaration of Covenants, Conditions and Restrictions, of record in Book 6406, page 929, Register's Office for DAVIDSON County, Tennessee.

5. Charter for Windsor Green Services Association, of record in Book 6396, page 542, and Amendment of Charter, of record in Book 8192, page 66, Register's Office for Davidson County, Tennessee.