This instrument prepared by:
Brenda R. Lehman
Attorney at Law
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-684639**

PICK-UP

Davidson County DEEDWARR
Recvd: 12/06/04 16:00 3pgs
Fees:18.00 Taxes:1369.00
20041206-0145342

WARRANTY DEED

THIS INDENTURE, made and entered into this **Third day of December, 2004**, by and between **Karla Newburger Diehl, and husband Matthew N. Diehl**, parties of the first part, and **Susan Thetford and Hugh Nelson Partnership**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN THE 7TH, FORMERLY THE 11TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 11 ON THE PLAN OF CARTER & KING LANDS, AS OF RECORD IN BOOK 37, PAGE 99, REGISTER'S OFFICE SAID COUNTY, BEING LOT NO. 26, ON THE FINAL PLAT OF SHARBER'S HARDING PLACE SUBDIVISION, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY W.B. SOUTHGATE, SURVEYOR, AS FOLLOWS:

BEGINNING ON THE SOUTHERLY MARGIN OF TRIMBLE ROAD AT A POINT 200 FEET 10 INCHES WEST OF THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO A. R. GREENE BY DEED FROM FLOYD ADKISSON, TRUSTEE, OF RECORD IN BOOK 1306, PAGE 442, SAID REGISTER'S OFFICE, SAID POINT BEING THE CORNER OF LOT NOS. 26 AND 27; THENCE WITH SOUTHERLY MARGIN OF SAID ROAD, WESTWARDLY 100 FEET TO THE CORNER OF LOT NOS. 25 AND 26; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, SOUTHWARDLY 362 FEET 6 INCHES TO THE COMMON CORNER OF LOT NOS. 11, 12, 25, AND 26; THENCE WITH THE LINE BETWEEN LOT NOS. 11 AND 26; EASTWARDLY 100 FEET TO THE COMMON CORNER OF LOT NOS. 10, 11, 26, AND 27; THENCE WITH THE LINE BETWEEN LOT NOS. 26 AND 27, NORTHWARDLY 365 FEET TO THE BEGINNING.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) 1993 TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEES; (2) EASEMENTS OF RECORD IN BOOK 613, PAGE 404, BOOK 756, PAGE 509, BOOK 944, PAGE 578, AND IN BOOK 924, PAGE 24, SAID REGISTER'S OFFICE.

Being the same property conveyed to Karla Newburger Diehl, married from John Luck and Mary Luck, by virtue of Warranty Deed as recorded on May 4, 1993 in Book 8936, Page 561 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to parties of the first part, herein shown in:
Book **8936**, Page No.: **561** or Instrument No.: in said Register's office.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **130-07-0-100.00**

x Improved OR
Unimproved property located at: **3817 Trimble Rd., Nashville, Tennessee 37215**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Karla Newburger Diehl

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Karla Newburger Diehl, and husband, Matthew N. Diehl** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **their** free Act and Deed.

Witness my hand and Notarial Seal this **Third day of December, 2004.**

Notary Public

My Commission Expires: 3/10/07

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Owner's Name: **Susan Thetford and Hugh Nelson Partnership**

and Address: ~~**3847 Trimble Rd.**~~
~~**Nashville, TN 37215**~~

Mail tax bills to, (Person or Agency responsible for payment of taxes)
NEW OWNER
201 Gillespie Dr. Ste 121-04
Franklin TN 37067

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**370,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Third day of December, 2004**.

Notary Public

My Commission Expires: 8.2.05

CHRISTINE L. LIND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires AUG. 2, 2005