OLD REPUBLIC

National Title Insurance Company
201 Fourth Avenue North, Suite 150

Return To:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,500.00

Kari Rentl
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 16th DAY OF December, 2004

Leigh Wiggins
NOTARY PUBLIC

My Commission expires: 2/17/08

C. LEIGH WIGGINTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Devereaux D. Cannon, Jr., Attorney, 201 Fourth Avenue North, Nahville, TN 37219

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
ERIC Nichols (NAME)	Rev (NAME)	44-15-293
1013 Debow St. (ADDRESS)	owner (ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 75,500.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

DONALD A. HARVEY, AN UNMARRIED PERSON, AND NANCY F. DODD, AN UNMARRIED PERSON

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

ERIC NICHOLS AND CHRIS NICHOLS

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 36-24 of Section D on the Plan of E. I. DuPont deNemours and Company's Subdivision, the Plan of Village of Old Hickory, of record in Book 1424, page 65 and Book 1835, page 52, Register's Office for Davidson County, Tennessee, and is described as follows:

Said Lot No. 36-24 fronts 61.1 feet on the easterly margin of DeBow Street and runs back between lines which both measure 132.6 feet to a dead line in the rear, formerly the western margin of Dodson Street, on which it measures 61.0 feet.

Being the same property conveyed to Donald A. Harvey and Nancy F. Dodd, as tenants in common with right of survivorship, by deed of record as Instrument No. 20000719-0071247, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Matters shown on the Plan of record in Book 1424, page 65, and Book 1835, page 52, said Register's Office.

This is unimproved ( ) improved (X) property, known as 1013 Debow Street - Old Hickory, TN 37138
(House Number) (Street) (City) (State) (Zip)

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 16th day of December, 2004.

Donald A. Harvey
DONALD A. HARVEY

Nancy F. Dodd
NANCY F. DODD

Davidson County DEEDWARR
Recvd: 01/18/05 09:18 2 pgs
Fees:13.00 Taxes:279.35

20050118-0005652

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named DONALD A. HARVEY AND NANCY F. DODD, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 7th day of December, 2004.

My Commission expires:
2-29-06

Jo Ann Smith
Notary Public

JO ANN SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

STATE OF TENNESSEE }
County of }

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

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

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

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public