THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23990-03-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $190,000.00. Lisa K. Atwood Affiant Subscribed and sworn to before me this 11th day of March, 2005. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mary Louise Scales 105 Nichols Court Nashville, TN 37205	New Owner	Map No.116.03-0E Parcel No. 005.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lisa K. Atwood, Unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary Louise Scales, Unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 105 Nichols Court, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 11th day of March, 2005.

Lisa K. Atwood

Lisa K. Atwood

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Lisa K. Atwood,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of March, 2005.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 03/17/05 15:43 2 pgs
Fees:13.00 Taxes:703.00

20050317-0029700

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 5, together with the appurtenant interest in the common elements of Nichols Court Condominiums horizontal property regime established by Master Deed, of record in Book 6087, page 444 amended in Book 6096, page 70 and Book 6197, page 642, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit A to the aforementioned Master Deed and being located upon Lot No. 4 on the Plan of Revised Plan of Nichols Court of record in Plat Book 5200, page 496, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lisa K. Atwood, Unmarried by deed dated May 26, 1999 from John A. Moss, Unmarried of record in Book 11502, page 83, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of Nichols Court Homeowner's Association, Inc. of record in Book 6322, page 472, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Nichols Court Condominiums, of record in Book 6087, page 444, amended in Book 6096, page 70 and in Book 6197, page 642, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6054, page 268, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 5200, page 496, Register's Office for Davidson County, Tennessee.
7. Easement for sewer purposes of record in Book 5927, page 75, Register's Office for Davidson County, Tennessee.
8. Easement and restrictions of record in Book 5927, page 78, corrected in Book 5944, page 868, Register's Office for Davidson County, Tennessee.