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Davidson County DEEDWARR
Recvd: 05/02/05 09:58 2 pg
Fees:13.00 Taxes:732.60

20050502-0048295

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP 43844

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$198,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS **28th DAY OF APRIL, 2005.**

Notary Public

MY COMMISSION EXPIRES: 3/25/06

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
Rebecca Dezube **3818 West End Avenue, Unit 205** **Nashville, TN 37205**	Regions Mortgage Department 2520 P. O. Box 2153 Birmingham, AL 35287-2520	**104-9-K-205** **26W 10070**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, JOAN K. NICHOLS and husband, KEN D. NICHOLS**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REBECCA DEZUBE and ROBERT S. DEZUBE**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:**

Land in Davidson County, Tennessee, being Unit No. 205, The Montclair, as described in the Master Deed Establishing Horizontal Property Regime of The Montclair, of record in Book 7332, page 380, Register's Office for Davidson County, Tennessee, as amended by instrument of record in Book 7902, page 113, said Register's Office, together with an undivided interest in the common elements appurtenant to such Unit, as described in said Master Deed, as amended.

Being the same property conveyed to Joan K. Nichols and husband, Ken D. Nichols, by deed from Jack N. Curtis, Married, of record in Instrument Number 200007030065791, Register's Office for Davidson County, Tennessee.

See Power of Attorney recorded as Instrument Number 20050425-0045665, Register's Office for Davidson County, Tennessee authorizing Joan King Nichols to have power to sign for Kenneth Dewayne Nichols.

The said Ken D. Nichols and Kenneth Dewayne Nichols being ONE and the SAME person.

This property is improved (X) known as 3818 West End Avenue, Unit 205, Nashville, TN 37205

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, and we do covenant with 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 is 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 our hands this 28th day of April, 2005.

Joan K. Nichols

JOAN K. NICHOLS

Ken D. Nichols by Joan King Nichols AIF

KEN D. NICHOLS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JOAN K. NICHOLS, the bargainor, 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 and official seal at Nashville, Tennessee, this the 28th day of April, 2005.

NOTARY PUBLIC

My Commission Expires: 3/25/06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 28th day of April, 2005, before me personally appeared JOAN KING NICHOLS, to me known to be the person who executed the foregoing instrument in behalf of KENNETH DEWAYNE NICHOLS, as his Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed of the said KENNETH DEWAYNE NICHOLS, as though he had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 28th day of April, 2005.

NOTARY PUBLIC

My Commission Expires: 3/25/06