Box 13 # 9742



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $99,562.00

Heidi J. Clayton
Affiant

Subscribed and sworn to before me, this 29th day of April, 2005.

Beth Triplett
Notary Public

My commission expires: 5/28/06

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 102
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 05/13/05 14:39 2 pgs
Fees:13.00 Taxes:368.38
20050513-0054429

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Valeria Pena	New Owner	**Map 119-16; Parcel 34**
741 Wildview Drive		
Nashville, Tennessee 37211		

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 ACKNOWLEDGE, WE,

David L. Nicholson and wife, Michelle Nicholson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Valeria Pena, unmarried

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

Land being Lot No. 118, on the plan of Section Two, Battlewood, of record in Book 1835, Page 95 and 96, Register's Office for Davidson County, Tennessee. Said Lot No. 118 fronts 85 feet on the westerly side of Wildview Drive and runs back 333.25 feet on the northerly line and 335.2 feet on the southerly line, to a dead line measuring 246.5 feet, the said line being a broken line.

Being the same property conveyed to David L. Nicholson and wife, Michelle Nicholson, by Warranty Deed, from Debra Ann Watson, a married person, of Record in Book 9894, Page 387, Dated December 18, 1995, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 1835, Page 95 and 96, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 2022, Page 400, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 741 Wildview Drive, Nashville, Tennessee 37211.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 29th day of April, 2005.

David L. Nicholson

Michelle Nicholson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, David L. Nicholson and wife, Michelle Nicholson, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of April, 2005.

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES AUG. 14, 2006

Notary Public

My Commission Expir

File #: **05248-JM**
RECORD & RETURN TO:

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