Davidson County DEEDWARR
Recvd: 05/26/05 09:49 2 pgs
Fees:13.00 Taxes:2153.40

20050526-0059403

Judy A. Lehman
State of Tennessee Notary Public
Williamson County

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$582,000.00.**

Brenda R Lehman
Affiant

Subscribed and sworn to before me, this the 23rd day of May, 2005.

Judy A Lehman
Notary Public

My commission expires: 3-10-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
David H. McMillen	**SunTrust Mortgage, Inc.**	**116-08-068.00**
201 Woodmont Circle	**P.O. Box 57028**	
Nashville, TN 37205	**Irvine, CA 92619-7028**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

W. Scott Nickels

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

David H. McMillen and wife, Sarah S. McMillen

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:

A certain parcel or tract of land in Davidson County, Tennessee described as follows:

LAND in Davidson County, Tennessee, being Lot No. 15 on the map of J.A. Steven's Re-Subdivision of certain lots in the Kenner-Manor Land Company's Subdivision of record in Book 547, page 134, Register's Office for said County.

Said Lot No. 15 fronts 173 feet on the southerly side of a 60-foot unnamed avenue, (now Woodmont Circle), and runs back 236 feet on the easterly line and 200 feet on the westerly line to a point, said point being the southwest corner of Lot No. 14 on said plan.

Being the same property conveyed to W. Scott Nickels, married, by Warranty deed from Theodore A. Smedley and wife, Nancy I. Smedley, of record in Instrument No. 20040802-0091992, Register's Office for Davidson County, Tennessee.

The subject property was never used as the principal residence of the Grantor or his spouse.

This conveyance is made subject to 2005 taxes; all matters shown on the Plan of Record in Plat Book 547, Page 134, Register's Office for Davidson County, Tennessee.

This is improved (__X__) Unimproved (____) property, known as **201 Woodmont Circle, 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 GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 GRANTEE, his 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 23rd day of May, 2005.

W Scott Nickels By Branan White Attorney

W. Scott Nickels by Branan White, his attorney in fact

POWER OF ATTORNEY
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Branan White,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Attorney-in-fact for **W. Scott Nickels,** the within bargainor(s), and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **W. Scott Nickels**, the within named bargainor(s) by the said **Branan White** as such Attorney-in-Fact.

Witness my hand and official seal, at office at Brentwood, Tennessee on this **23rd** day of **May, 2005.**

E. Mannix

Notary Public

My Commission Expires: 11-25-06

