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. 24278-05-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $494,000.00. Affiant Subscribed and sworn to before me this 25th day of May, 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: W. Scott Nickels 304 Hillwood Boulevard Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.130.16-0 Parcel No. 009.00

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, **Donald A. Schlitz, Jr. and wife, Polly Schlitz**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **W. Scott Nickels and wife, Kelly J. Nickels** ("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 2409 Hemingway Drive, Nashville, TN 37215

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 25th day of May, 2005.

Donald A. Schlitz, Jr.

Polly Schlitz

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Donald A. Schlitz, Jr. and Polly Schlitz**, 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, at office, this 25th day of May, 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: 05/31/05 14:06 2 pgs
Fees:13.00 Taxes:1827.80

20050531-0061072

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 15, Block "B" on the Plan of Tyne Meade Section III, as of record in Plat Book 1424, pages 12-14, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Donald A. Schlitz, Jr. and wife, Polly Schlitz by deed dated December 9, 1987 from Henry E. Zoller and wife, Aspasia D. Zoller of record in Book 7423, page 607, 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 Grantees.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6297, page 66, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 1424, pages 12-14, Register's Office for Davidson County, Tennessee.