Davidson County DEEDWARR
Recvd: 06/13/05 12:17 2 pg
Fees:13.00 Taxes:321.90
20050613-0067236

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
9050078

Send Tax Bills To:
Same - new owner

New Owner is:
Desiree McKey
3125 East Lake Drive
Nashville, TN 37214

MAP: 108-8-113.00
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Nicole L. Nichols, nka, Nicole L. Cook**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Desiree McKey, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: 3125 East Lake Drive, Nashville, Tennessee 37214

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

Being Lot No. 76, Revised Plat, Section Two, of East Lake Subdivision, plan of record in Plat Book 5200, page 299, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Nicole L. Nichols, a single person, from Andrew W. Bell and wife, Glenda M. Bell by Warranty Deed dated September 5, 1995 and recorded September 8, 1995 in Book 9788, Page 332, Register's Office for Davidson County.

This conveyance is subject to Restrictions of record in Book 5689, page 686 and all matters of record on plat in Plat Book 5200, page 299, Register's Office for Davidson County.

NLN/wmc
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives

to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 7 day of June, 2005.

GRANTOR:

Nicole L. Nichols

Nicole L. Nichols,

nka, Nicole L. Cook

W. Monroe Cook

W. Monroe Cook

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Nicole L. Nichols, nka, Nicole L. Cook and husband, W. Monroe Cook**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 7 day of June, 2005.

Notary Public

My Commission Expires: 9-24-05

DAVID ROETGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $87,000.00.

Affiant

SWORN TO and subscribed before me this 7 day of June, 2005

NOTARY PUBLIC
My commission expires: 9-24-05

DAVID ROETGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.