ReRecord TO Correct Grantor name & Notary

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,265.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st Day of January, 2005

Notary Public

MY COMMISSION EXPIRES: 7/21/07

(AFFIX SEAL)

DAVID C. KREMER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Accurate Title & Escrow, Inc.David Kremer, 181 E. Main Street Ste 2 Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John L. Troup and Terri R. Troup		44-11
(NAME) 605 Hadley Ave.	(NAME) same	
(ADDRESS) Old Hickory , TN 37138	(ADDRESS) ,	103
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Michelle L. Nichols and husband Jay Nichols**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **John L. Troup and wife Terri R. Troup** herereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in ~~Rutherford~~ DAVIDSON County, State of Tennessee, described as follows, to-wit: a/k/a Jay Todd Nichols

Land in Davidson County, Tennessee, being Lot Number 118, on the Plan of Section "A", on the Plan of E. I. du Pont de Nemours and Company's Subdivision, as of record in Plat Book 1424, page 68, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michelle L. Nichols, a married woman by Warranty Deed from Charles W. Russell, a married man, dated November 09, 2001 and filed of record in Instrument #20011119-0126958, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated.

This is unimproved ( )
improved(X) property, known as 605 Hadley Ave. Old Hickory TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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(S), 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 31st Day of January, 2005.

Davidson County DEEDWARR
Recvd: 02/03/05 11:28 2 pgs
Fees:13.00 Taxes:389.48
[redacted]
20050203-0012779

Michelle L. Nichols
Michelle L. Nichols

Jay Todd Nichols
Jay Nichols
a/k/a Jay Todd Nichols

RE RECORD

Davidson County DEEDWARR
Recvd: 06/14/05 10:57 2 pgs
Fees:12.00 Taxes:0.00
20050614-0067825

STATE OF TENNESSEE)

SS

COUNTY OF ~~Davidson~~ Sumner

Before me, the undersigned Notary Public, personally appeared Michelle L. Nichols and husband Jay Nichols*, who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

*aka Jay Todd Nichols

Witness my hand and official seal this 31st Day of January, 2005.

David C Kremer Jr

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVID C. KREMER JR. DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 9/21/07