File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 07/14/05 11:42 2 pgs
Fees:13.00 Taxes:1345.32
20050714-0081737

W & I Ref:(_____) Title No: 46421
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
W. Scott Nickels Kelly Nickels 323 21st Avenue North Nashville, TN 37203	New Owner

TAX MAP-PARCEL NUMBERS: 130-08-110

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$363,600.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gary P. Lee and spouse, Lucinda M. Lee**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **W. Scott Nickels and Kelly Nickels** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, in the 7th Civil District, being part of the Ella H. Baker 50 acre tract described as follows:

Beginning at a point on the southerly margin of Harding Place, at the northwest corner of part of said property conveyed to R. J. Menefee and wife by deed from Kate T. Sharber, of record in Book 1349, page 149, Register's Office for said County; thence southerly with Menefee's west line, 300 feet to an iron pin in the north line of G. F. Bendenbough property; thence with Bendenbough's line westerly 40.2 feet to an iron pin at his corner; thence along his west line southwesterly 35.8 feet to an iron pin; thence westerly 77 feet to an iron pin in the southeast corner of the St. Charles property; thence along said St. Charle's east line north 334 feet to an iron pin in the southerly margin of Harding Place; thence easterly along the margin of Harding Place, 150 feet to the beginning.

BEING the same property conveyed to Gary P. Lee and spouse, Lucinda M. Lee by deed from Bernese R. Harwell, a single person of record in Book 8461, Page 804 and by Instrument of Correction of Warranty Deed of record in Book 8504, Page 877 Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years.

This is improved property, known as: 3807 Harding Place, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of July, 2005.

Gary P. Lee

Lucinda M. Lee

State of TENNESSEE
County of DAVIDSON

On this 12th day of July, 2005 , before me the undersigned authority, personally appeared Gary P. Lee and Lucinda M. Lee , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE
County of DAVIDSON My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $363,600.00

Affiant

Sworn and subscribed before me this the 12th day of July, 2005

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires JULY 21, 2007