Davidson County DEEDWARR
Recvd: 07/27/05 09:23 2 pgs
Fees:13.00 Taxes:316.33

20050727-0087322

WARRANTY DEED

G-CD-05-612

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,495.00

Kelly A. Easter
Affiant

Subscribed and sworn to before me this 22nd DAY OF July, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOHN LEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Kelly A. Easter	First Horizon Home Loan	
612 South 16th Street (ADDRESS)	1555 W. Walnut Hill Lane, Suite 200 (ADDRESS)	
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Irving, TX 75038 (CITY) (STATE) (ZIP)	94-01 404.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LEAH J. NICHOLLS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KELLY A. EASTER,UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEGINNING AT A POINT IN THE WEST MARGIN OF SOUTH 16TH STREET AT THE CONCRETE MONUMENT AT THE COMMON CORNER OF LOT NO. 79, SHELBY VILLAGE NO. II, OF RECORD IN BOOK 1835, PAGE 48, SAID REGISTER'S OFFICE, AND LOT NO. 95-B AS ABOVE SHOWN; THENCE ALONG THE LINE OF SAID LOTS, WEST 75.0 FEET TO A CONCRETE MONUMENT AT THE CORNER OF LOT NO. 95-B AND LOT NO. 94; THENCE WITH THE LINE BETWEEN SAID LOTS, IN A NORTHWESTERLY DIRECTION 46.0 FEET TO THE CORNER OF LOTS 95-A AND 95-B ON THE REVISED PLAN; THENCE THE LINE BETWEEN SAID LOTS, NORTHERLY 111.6 FEET TO A POINT IN THE LINE OF LOT NO. 96 OF SHELBY VILLAGE NO. II, OF RECORD IN BOOK 1835, PAGE 48; THENCE WITH THE LINE BETWEEN SAID LOTS, EASTERLY 53.90 FEET TO THE WEST MARGIN OF SOUTH 16TH STREET; THENCE WITH SAID STREET, SOUTH 121.0 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO LEAH J. NICHOLLS BY QUITCLAIM DEED FROM BRIAN TODD NICHOLLS RECORDED SEPTEMBER 19, 2002 IN INSTRUMENT NO. 20020919-0114365, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO LEAH J. NICHOLLS BY WARRANTY DEED RECORDED NOVEMBER 27, 2001 IN INSTRUMENT NO. 20011127-0129266, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Plat Book 3106, page 7, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 612 South 16th Street, Nashville, Tennessee 37206
(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 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 22nd day of July, 2005.

Leah J. Nicholls
Leah J. Nicholls

STATE OF Tennessee
COUNTY OF Davidson

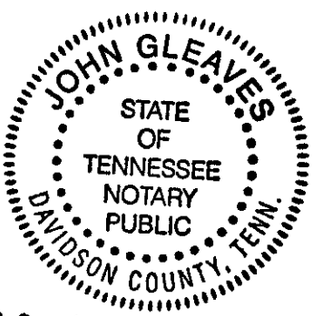
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leah J Nicholls, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of July, 2005.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires JULY 29, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903